

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HUMPHREYS DARREN		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
HUMPHREYS CAITLIN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,223,100	1,223,100
22 WINSOR ST				0	Light			RES LAND	1090	1,818,800	1,818,800
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		8				RESIDNTL	1090	12,300	12,300
	Scnd Home										
	Tax Class	T		District							
	Tot Fin Area	5377		Res Exem							
	Total Acres	.77									
	Chapter Lan										
	GIS ID	F_881330_2838975		Assoc Pid#							
								Total		3,054,200	3,054,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HUMPHREYS DARREN	47855	0227	12-09-2016	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed		
CARNUCCIO JOHN M & GAYNELL A	13549	0233	04-28-1995	Q	I	495,000	00	2023	1090	1,121,500	2022	1090	991,300		
									1090	1,323,000		1090	902,000		
									1090	8,900		1090	8,900		
								Total		2,453,400	Total		1,902,200	Total	1,693,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,223,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,300
Appraised Land Value (Bldg)	1,818,800
Special Land Value	0
Total Appraised Parcel Value	3,054,200
Valuation Method	C
Total Appraised Parcel Value	3,054,200

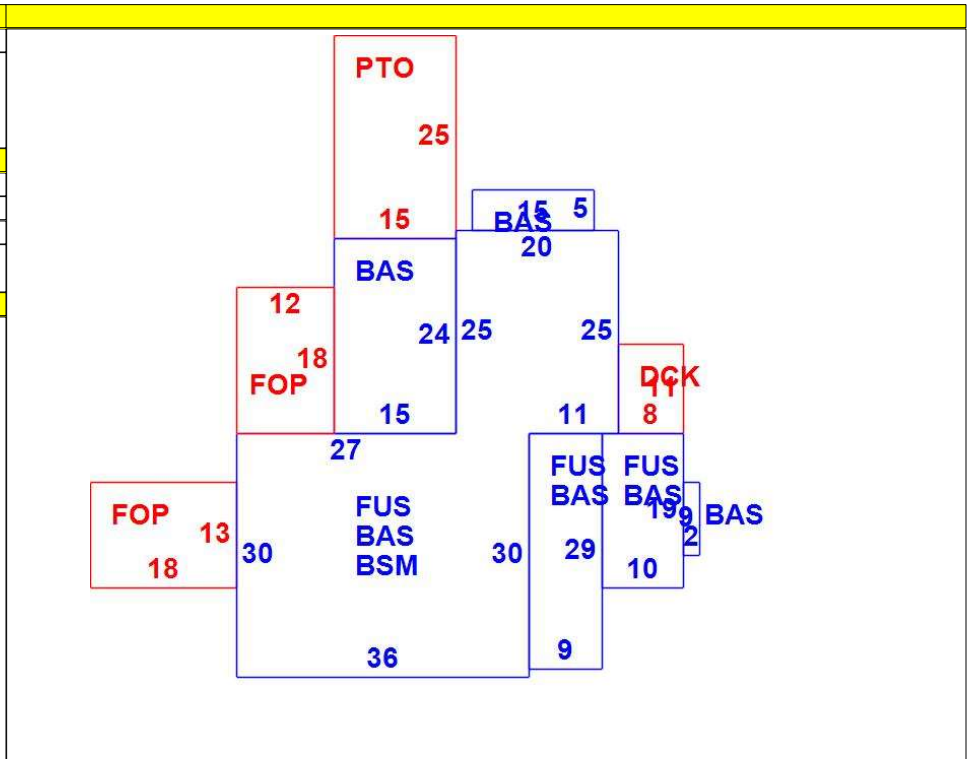
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES											
PL BK 34 PG 624											

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-368	10-03-2022	AD	Addition	42,500	06-07-2023	100		12X18 CVRD PRCH OFF REAR	09-23-2019	SJD			20	Field Review
BPO-22-303	08-09-2022	AD	Addition	40,000	06-07-2023	100		ADD 330 SF TO EXISTING DEC	07-31-2018	JLF	5		01	Measure - No Entry
2018-159	05-01-2018	AD	Addition	60,000	07-31-2018	100		CONSTRUCT A 2' X 9' BAY ADD	06-15-2017	SJD	9		12	Property Estimated - No Ac
2017-55	02-27-2017	RM	Remodel	45,000	07-31-2018	100		COMPLETE REMODEL OF 2ND	04-12-2013	VGS			20	Field Review
475	10-13-2005	RM	Remodel	3,000		100		BATHRM & SKYLIGHTS	09-26-2012	KP	6		30	Quality Control
53	10-05-2005	MS	Miscellaneous	2,000		100		SKYLIGHTS	09-25-2006	KP		1	00	Measure & Listed
550	12-24-2002	RM	Remodel	12,000	09-17-2003	100		BSMNT/ADD 1/2 BATH						

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1090	Multi Houses	RC	Primary	29,838	SF	11.10	1.00000	5	1.00	0090	3.661	V150	1.5000	60.96	1,818,800
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value			1,818,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1580	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			946,772
Interior Floor 2			Net Other Adj		87,680
Heat Fuel	03	Gas	Replace Cost		1,034,452
Heat Type	05	Hot Water	Year Built		1830
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		848,300
Sq Ft Fin Bsmt	1200		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1580		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2013	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	2,484	2,484	2,484	192.16	477,325
BSM	Basement	0	1,580	316	38.43	60,723
DCK	Deck	0	88	9	19.65	1,729
FOP	Open Porch	0	450	68	29.04	13,067
FUS	Finished Upper Story	2,031	2,031	2,031	192.16	390,277
PTO	Patio	0	375	19	9.74	3,651
Ttl Gross Liv / Lease Area		4,515	7,008	4,927		946,772



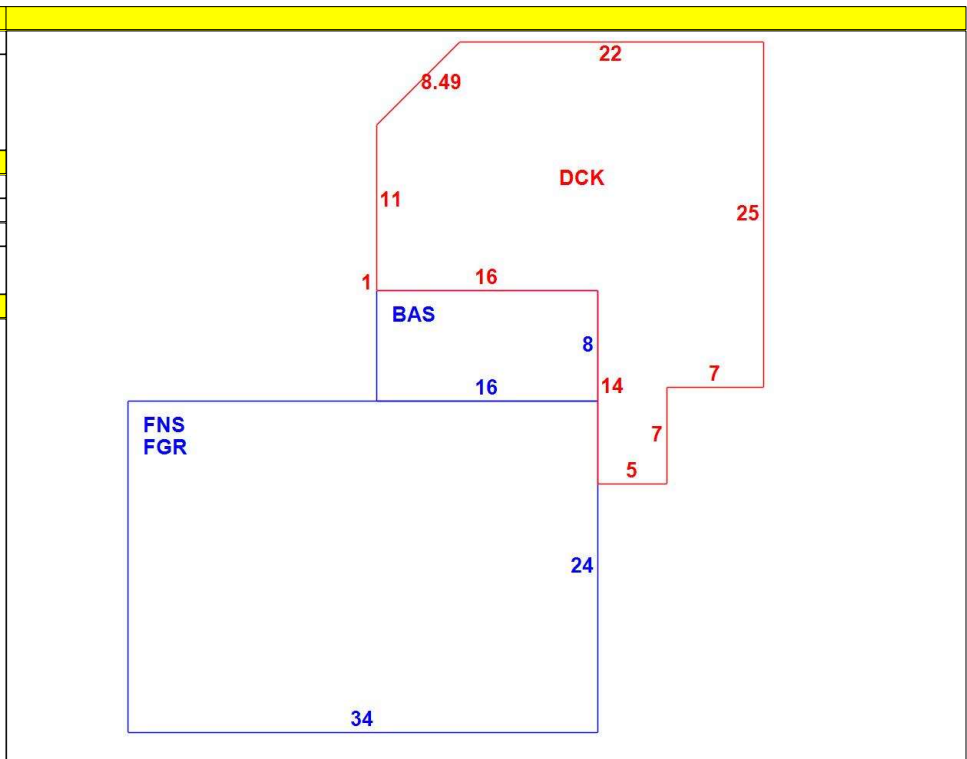
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
HUMPHREYS DARREN			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed							
HUMPHREYS CAITLIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,223,100	1,223,100							
22 WINSOR ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1090	1,818,800	1,818,800							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5377 Total Acres .77 Chapter Lan		Cyclical Exemption W District Res Exem		RESIDNTL	1090	12,300	12,300							
GIS ID F_881330_2838975		Assoc Pid#				Total		3,054,200	3,054,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HUMPHREYS DARREN		47855 0227	12-09-2016	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed			
CARNUCCIO JOHN M & GAYNELL A		13549 0233	04-28-1995	Q	I	495,000	00	2023	1090	1,121,500	2022	1090	991,300			
									1090	1,323,000		1090	902,000			
									1090	8,900		1090	8,900			
								Total		2,453,400	Total		1,902,200			
								Total			Total		1,693,500			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									<b>APPRAISED VALUE SUMMARY</b>							
		Total	0.00						Appraised Bldg. Value (Card) 1,223,100							
									Appraised Xf (B) Value (Bldg) 0							
									Appraised Ob (B) Value (Bldg) 12,300							
									Appraised Land Value (Bldg) 1,818,800							
									Special Land Value 0							
									Total Appraised Parcel Value 3,054,200							
									Valuation Method C							
									Total Appraised Parcel Value 3,054,200							
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									06-07-2023	SJT	5		01	Measure - No Entry		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.68	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	08	Excellent	Unfin Area	0.00	Slab
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	2				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
	400,342
Net Other Adj	11,550
Replace Cost	411,892
Year Built	2001
Effective Year Built	2012
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	374,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	128	128	128	320.53	41,028	
DCK	Deck	0	605	61	32.32	19,552	
FGR	Garage	0	816	326	128.05	104,493	
FNS	Finished 90% Story	734	816	734	288.32	235,269	
Ttl Gross Liv / Lease Area		862	2,365	1,249		400,342	

