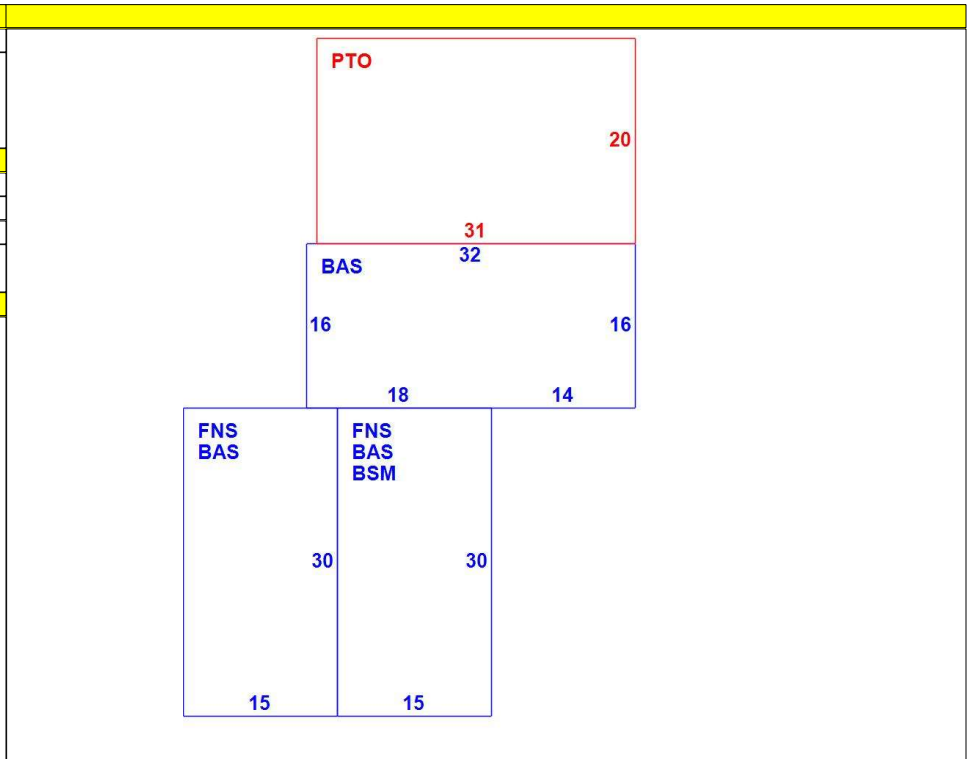


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
DEVNEW LYNNE E & WOLFE RONALD BOERGER G H ESQ TT DEVNEW WO 341 WASHINGTON ST DUXBURY MA 02332		0	Water	0	Private	0	Good	Description	Code		Appraised	Assessed			
		0	Septic	0	Paved	0	Average	RESIDNTL	1090		347,400	347,400			
		SUPPLEMENTAL DATA		0	Light			RES LAND	1090		1,080,600	1,080,600			
Alt Prcl ID Scnd Home Tax Class Tot Fin Area Total Acres Chapter Lan GIS ID		OWNER OCCUPIED T 2482 .48 F_881040_2838377		Cyclical Exemption W District Res Exem Assoc Pid#		8		RESIDNTL	1090	15,800	15,800				
						Total				1,443,800	1,443,800				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DEVNEW LYNNE E & WOLFE RONALD D		48043 0102	01-25-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
DEVNEW LYNNE & WOLFE RONALD DA		21168 0245	12-19-2001	U	I	1	1A	2023	1090	322,000	2022	1090	290,500		
KENNEY RICHARD N		8649 0035	04-22-1993	Q	I	318,000	00		1090	941,300		1090	653,100		
KENNEY RICHARD N		8649 0035	08-16-1988	Q	I	350,000	00		1090	11,500		1090	11,500		
		Total						Total		1,274,800	Total		955,100		
								Total			Total		787,800		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0090															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-22-19	08-25-2022	MN	Maintenance	7,160		100	08-25-2022	REROOF BACK SIDE OF HOME	12-13-2021	SJT	10		21	Field Review + GIS	
BPO-22-290	08-08-2022	BP	Bldg Permit	140,000	06-07-2023	100	03-08-2023	Create a new bedroom in existin	03-23-2021	SJT	5		20	Field Review	
2018-22	01-24-2018	RM	Remodel	40,000	03-23-2021	100		12' X 26' DECK. REMODEL KIT	07-02-2018	JLF			01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									10-11-2012	KP	6		30	Quality Control	
									06-10-2008	BSB		1	00	Measure & Listed	
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	20,909 SF	14.86	1.00000	5	1.00	0090	3.661		ES95	0.9500	51.68
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			1,080,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	450	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			344,421
Interior Floor 2			Net Other Adj		21,500
Heat Fuel	03	Gas	Replace Cost		365,921
Heat Type	04	Forced Air-Duc	Year Built		1790
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		245,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	450		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
GNR	GENERATOR	L	1	12400.00	2020	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,412	1,412	1,412	147.00	207,564
BSM	Basement	0	450	90	29.40	13,230
FNS	Finished 90% Story	810	900	810	132.30	119,070
PTO	Patio	0	620	31	7.35	4,557
Ttl Gross Liv / Lease Area		2,222	3,382	2,343		344,421



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
DEVNEW LYNNE E & WOLFE RONALD BOERGER G H ESQ TT DEVNEW WO 341 WASHINGTON ST DUXBURY MA 02332		0	Water	0	Private	0	Good	Description	Code		Appraised	Assessed				
		0	Septic	0	Paved	0	Average	RESIDNTL	1090		347,400	347,400				
		SUPPLEMENTAL DATA		0	Light			RES LAND	1090		1,080,600	1,080,600				
		Alt Prcl ID Scnd Home OWNER OCCUPIED Tax Class T Tot Fin Area 2482 Total Acres .48 Chapter Lan GIS ID F_881040_2838377		Cyclical Exemption W District Res Exem Assoc Pid#		8		RESIDNTL	1090	15,800	15,800					
						Total				1,443,800	1,443,800					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEVNEW LYNNE E & WOLFE RONALD D		48043 0102	01-25-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
DEVNEW LYNNE & WOLFE RONALD DA		21168 0245	12-19-2001	U	I	1	1A	2023	1090	322,000	2022	1090	290,500			
KENNEY RICHARD N		8649 0035	04-22-1993	Q	I	318,000	00		1090	941,300	2021	1090	256,600			
KENNEY RICHARD N		8649 0035	08-16-1988	Q	I	350,000	00		1090	11,500		1090	531,200			
		Total						Total		1,274,800	Total		955,100			
								Total			Total		787,800			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
No cooking stove in small kitchen area.																
BUILDING PERMIT RECORD																
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		00	Measure & Listed		
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					0.48	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.35				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	06	Partial			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	2				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	141,598
Replace Cost	6,500
Year Built	148,097
Effective Year Built	1945
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	102,200
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	456	456	456	253.31	115,507
CTH	Cathedral Ceiling	0	130	13	25.33	3,293
FAT	Finished Attic	39	130	39	75.99	9,879
SHD	Attached Shed	0	145	51	89.09	12,919
Ttl Gross Liv / Lease Area		495	861	559		141,598

