

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DAVIDSON CHAD W		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
DAVIDSON MARY BETH		0	Septic	0 Paved	0 Average	RESIDNTL	1010	607,700	607,700	
19 SHIPYARD LN				0 Light		RES LAND	1010	910,600	910,600	
SUPPLEMENTAL DATA						RESIDNTL	1010	900	900	
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			9					
	Scnd Home	District Res Exem								
	Tax Class T	Chapter Lan								
	Tot Fin Area 2437	GIS ID F_880575_2836246			Assoc Pid#					
	Total Acres .18					Total	1,519,200	1,519,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DAVIDSON CHAD W	17619	0226	06-30-1999	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed
MCNEIL WILLIAM M JR	3537	0138	09-01-1993	Q	I	197,000	00	2023	1010	454,400	2022	1010	379,600
									1010	763,600		1010	515,500
									1010	600		1010	600
Total								1,218,600	Total	895,700	Total	864,800	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int			
			0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0090					Appraised Bldg. Value (Card)			607,700
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			900
					Appraised Land Value (Bldg)			910,600
					Special Land Value			0
					Total Appraised Parcel Value			1,519,200
					Valuation Method			C
					Total Appraised Parcel Value			1,519,200

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
QPO-21-83	04-27-2021	MN	Maintenance	6,300		100	05-18-2021	Weatherization & air sealing.	02-11-2019	SJT	0	1	00	Measure & Listed
QPO-20-11	09-28-2020	MN	Maintenance	19,500		100		Replace Architectural shingles/R	04-12-2013	VGS			20	Field Review
275	09-07-2007	AD	Addition	25,000		100		2ND LEVEL 14X20'	09-25-2009	K-B			01	Measure - No Entry
13434	09-28-1994	RM	Remodel	151,000	10-13-1995	100		EXTENSIVE INT REM						

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	1010	Single Family	RC	Primary	7,841 SF	31.72	1.00000	5	1.00	0090	3.661		1.0000	116.13	910,600
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value			910,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			706,820
Interior Floor 2			Net Other Adj		34,300
Heat Fuel	03	Gas	Replace Cost		741,120
Heat Type	05	Hot Water	Year Built		1929
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		607,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1216		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	48	21.00	2005	G	85	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,285	1,285	1,285	265.42	341,068
BSM	Basement	0	1,216	243	53.04	64,498
DCK	Deck	0	387	39	26.75	10,351
FUS	Finished Upper Story	736	736	736	265.42	195,351
TQS	Three Quarter Story	360	480	360	199.07	95,552
Ttl Gross Liv / Lease Area		2,381	4,104	2,663		706,820

