

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
MOORE TIMOTHY M		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
MOORE LORI P		0	No Sewer	0 Paved	0 Average	RESIDNTL	1090	831,700	831,700	
55 HARRISON ST				0 Light		RES LAND	1090	1,362,100	1,362,100	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	90,100	17,400	
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			8					
	Scnd Home	District Res Exem								
	Tax Class T	Assoc Pid#								
	Tot Fin Area 4056									
	Total Acres 1.558									
	Chapter Lan									
	GIS ID F_880278_2840396									
						Total		2,283,900	2,211,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOORE TIMOTHY M	52984	138	06-29-2020	Q	I	1,576,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCHEERER DANIELA	14826	0050	12-04-1996	U	I	100	1	2023	1090	655,900	2022	1090	600,800	2021	1090	513,100
SCHEERER DANIELA	14329	0268	05-01-1996	Q	I	467,500	00		1090	1,188,200		1090	808,400		1090	682,800
									1090	8,400		1090	8,400		1090	7,400
								Total		1,852,500	Total		1,417,600	Total		1,203,300

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						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															
NOTES															
										Appraised Bldg. Value (Card)		831,700			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		90,100			
										Appraised Land Value (Bldg)		1,362,100			
										Special Land Value		0			
										Total Appraised Parcel Value		2,283,900			
										Valuation Method		C			
										Total Appraised Parcel Value		2,283,900			

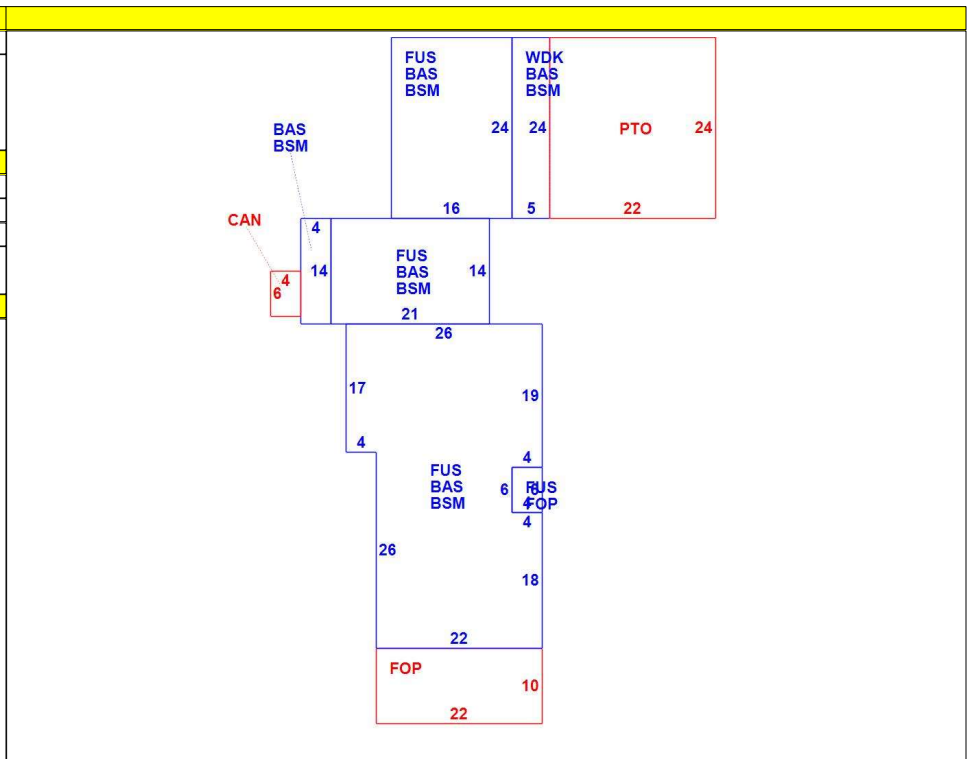
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-23-193	05-23-2023	RM	Remodel	30,000		100	05-23-2023	REMODEL 2 BATHRMS ON 2N	06-10-2021	SJD	9	1	07	Measure - Info @ Door	
BPO-23-133	04-12-2023	MN	Maintenance	10,000		100	04-12-2023	REPLACE SHOWER/VANITY/T	03-26-2015	SJD	0	1	00	Measure & Listed	
BPO-21-527	01-18-2022	MN	Maintenance	86,700		0		18X40 INGRND GUNITE POOL	04-12-2013	VGS			20	Field Review	
QPO-21-15	07-14-2021	MN	Maintenance	10,200		100	07-14-2021	INSTALL INSULTATION	09-13-2012	KP	6		30	Quality Control	
QPO-21-58	03-31-2021	MN	Maintenance	11,200		100		Insulation & Weatherization	01-23-2004	KP		1	00	Measure & Listed	
2015-30	01-30-2015	MS	Miscellaneous	46,000		100		INSTALL SOLAR ELECTRIC PA							
15058	08-06-1998	RM	Remodel	2,500		100		RELCT 12X25 UTILBLDG							

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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400
1	1090	Multi Houses	RC	Residual	0.630	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	80,700
Total Card Land Units					1.55	AC	Parcel Total Land Area					1.55	Total Land Value			1,362,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1844	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			950,922
Interior Floor 2			Net Other Adj		54,600
Heat Fuel	03	Gas	Replace Cost		1,005,522
Heat Type	05	Hot Water	Year Built		1929
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %		29
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		713,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1844		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
CABN	Cabin	L	300	76.00	1932	A	70	C	1.00	16,000
SLR	Solar Panels	L	57	1050.00	2015	G	85	C	1.00	72,700
SHD1	Shed	L	64	21.00	2016	G	85	C	1.00	1,100
SHD1	Shed	L	16	21.00	2016	G	85	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,844	1,844	1,844	238.81	440,356
BSM	Basement	0	1,844	369	47.79	88,119
CAN	Canopy	0	24	2	19.90	478
FOP	Open Porch	0	244	37	36.21	8,836
FUS	Finished Upper Story	1,692	1,692	1,692	238.81	404,058
PTO	Patio	0	528	26	11.76	6,209
WDK	Deck	0	120	12	23.88	2,866
Ttl Gross Liv / Lease Area		3,536	6,296	3,982		950,922



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>									
MOORE TIMOTHY M MOORE LORI P 55 HARRISON ST  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 831,700 831,700 RES LAND 1090 1,362,100 1,362,100 RESIDNTL 1090 90,100 17,400											
		0	No Sewer	0	Paved	0	Average																
				0	Light																		
SUPPLEMENTAL DATA																							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4056 Total Acres 1.558 Chapter Lan GIS ID F_880278_2840396				Cyclical Exemption W District Res Exem Assoc Pid#				8		Total		2,283,900	2,211,200										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MOORE TIMOTHY M SCHEERER DANIELA SCHEERER DANIELA			52984	138	06-29-2020		Q	I	1,576,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
			14826	0050	12-04-1996		U	I	100		1	2023	1090	655,900	2022	1090	600,800	2021	1090	513,100			
			14329	0268	05-01-1996		Q	I	467,500		00		1090	1,188,200		1090	808,400		1090	682,800			
		Total										Total		1,852,500		Total		1,417,600		Total		1,203,300	
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												<b>APPRAISED VALUE SUMMARY</b>											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				831,700									
0090										Appraised Xf (B) Value (Bldg)				0									
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										Appraised Land Value (Bldg)				1,362,100									
										Special Land Value				0									
										Total Appraised Parcel Value				2,283,900									
										Valuation Method				C									
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result							
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	5	1.00	0090	3.661			0.0000	0.00	0						
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.55	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				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	14	Carpet			169,286
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	04	Electric	Replace Cost		175,786
Heat Type	07	Radiant-Elec.	Year Built		1929
AC Type	04	Unit/Ac	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	2		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		117,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p style="color: red; font-weight: bold;">FGR</p>	<p style="color: blue; font-weight: bold;">BAS</p>
21	20
26	26

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	520	520	520	229.39	119,280	
FGR	Garage	0	546	218	91.59	50,006	
Ttl Gross Liv / Lease Area		520	1,066	738		169,286	

