

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
ROBERTS MICHAEL JOSEPH		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
ROBERTS SALLYANN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,004,700	1,004,700
20 WESTERN WAY		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,237,600	1,237,600			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3432 Total Acres .78 Chapter Lan		Cyclical Exemption W District Res Exem		8		RESIDNTL	1010	112,000	112,000	
GIS ID F_880660_2838884		Assoc Pid#				Total		2,354,300		2,354,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROBERTS MICHAEL JOSEPH		46077 0052	09-24-2015	U	I	1,495,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MCCUTCHEON BRUCE A & MCCUTCHE		26425 0068	09-05-2003	Q	I	1,070,000	00	2023	1010	771,800	2022	1010	716,800	2021	1010	610,600	
CUENI LORENZ B & ADELAIDE R JONES		19279 0160	01-22-2001	U	I	1	1F		1010	1,080,900		1010	741,200		1010	618,400	
TWENTY WESTERN WAY RLTY TRUST		16683 0293	10-08-1998	U	I	100	1F		1010	80,600		1010	80,600		1010	80,600	
		Total						1,933,300		Total		1,538,600		Total		1,309,600	

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 1,004,700				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 112,000				
								Appraised Land Value (Bldg) 1,237,600				
								Special Land Value 0				
								Total Appraised Parcel Value 2,354,300				
								Valuation Method C				
								Total Appraised Parcel Value 2,354,300				

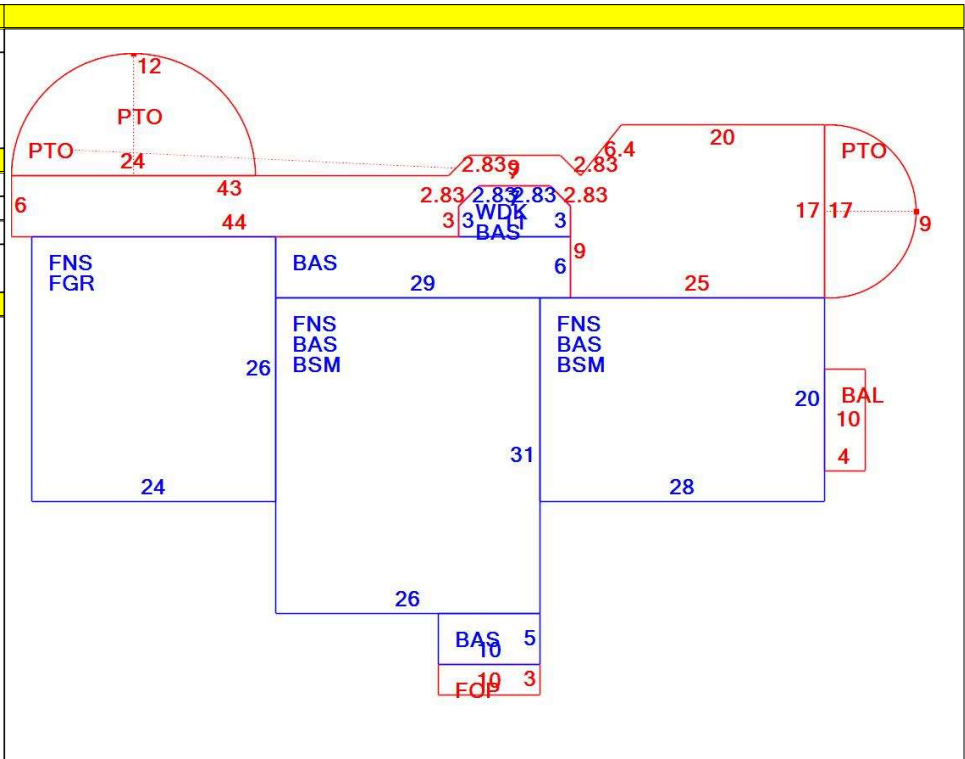
ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0090			

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-21-81	02-23-2021	RM	Remodel	34,200	04-27-2021	100	04-21-2021	Renovate mudroom and kitchen	04-27-2021	SJT	5		20	Field Review
BPO-20-229	10-06-2020	MN	Maintenance	16,000		100		Replace 3 windows & Door with	05-15-2017	JLF	5		30	Quality Control
2016-118	04-20-2016	NC	New Construct	47,000	05-15-2017	100		15' X 24' POOL HOUSE WITH A	08-31-2016	JLF	9	1	00	Measure & Listed
2015-415	12-04-2015	NC	New Construct	38,000	05-15-2017	100		20'X40' IN GRD GUNITE SWIM	05-26-2016	SJD	9	8	01	Measure - No Entry
27	04-12-2011	MN	Maintenance	3,500		100		RESIDE WOOD SHINGLES	04-12-2013	VGS			20	Field Review
21	01-10-2008	AD	Addition	63,000		100		700' M BEDRM 2ND FL	08-25-2009	KP		4	09	Total Refusal
19990475	10-18-1999	RM	Remodel	6,000		100		WALK-IN CLOSET						

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	34,100 SF	9.91	1.00000	5	1.00	0090	3.661		1.0000	36.29	1,237,600	
Total Card Land Units					0.78 AC	Parcel Total Land Area					0.78	Total Land Value				1,237,600

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1366	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	12	Hardwood	Net Other Adj		1,039,590
Interior Floor 2			Replace Cost		89,300
Heat Fuel	02	Oil	Year Built		1,128,890
Heat Type	05	Hot Water	Effective Year Built		1953
AC Type	03	Central	Depreciation Code		2010
Bedrooms	5		Remodel Rating		R
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		11
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	0		Cns Sect Rcnd		1,004,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1024		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1366		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
SPL2	Ing Pool-Good	L	800	89.00	2015	G	85	C	1.00	60,500
PHS	Pool House	L	360	143.00	2016	E	100	C	1.00	51,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	40	4	25.85	1,034
BAS	First Floor	1,641	1,641	1,641	258.48	424,159
BSM	Basement	0	1,366	273	51.66	70,564
FGR	Garage	0	624	250	103.56	64,619
FNS	Finished 90% Story	1,791	1,990	1,791	232.63	462,931
FOP	Open Porch	0	30	5	43.08	1,292
PTO	Patio	0	1,059	53	12.94	13,699
WDK	Deck	0	51	5	25.34	1,292
Ttl Gross Liv / Lease Area		3,432	6,801	4,022		1,039,590

