

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
STRAWBRIDGE ANDREW V PO BOX 202A SH DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		957,500	957,500
		0	Light	0	Pond Vw	0	Average	RES LAND	1090		1,730,300	1,730,300
SUPPLEMENTAL DATA						Total		2,687,800	2,687,800			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3840 Total Acres 1.968 Chapter Lan GIS ID F_880272_2840003				Cyclical Exemption W District Res Exem Assoc Pid#								

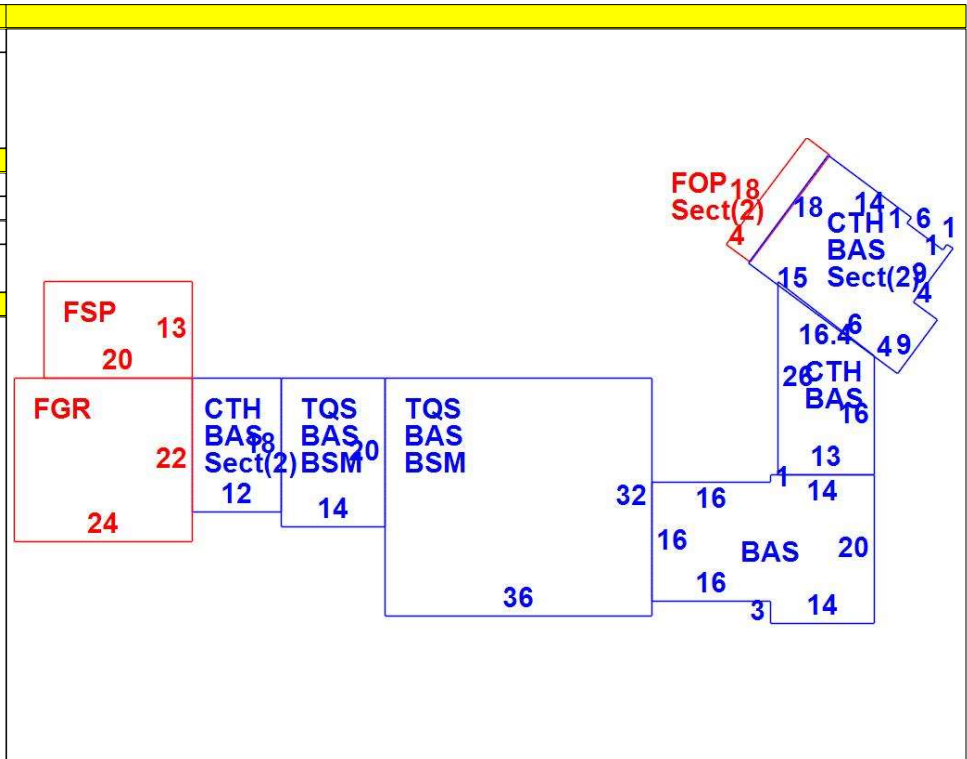
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STRAWBRIDGE ANDREW V AMORY SHIRLEY WATERMAN		44957 LCC7	0344 0	11-19-2014 10-25-1985	Q U	I I	1,200,000 1	00 1F	Year	Code	Assessed	Year	Code	Assessed
									2023	1090 1090	685,600 1,509,400	2022	1090 1090	583,500 1,027,000
									Total		2,195,000	Total		1,610,500
									Total			Total		1,429,300

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		Appraised Bldg. Value (Card)				
0090									Appraised Xf (B) Value (Bldg)				
								Appraised Ob (B) Value (Bldg)					
								Appraised Land Value (Bldg)					
								Special Land Value					
								Total Appraised Parcel Value					
								Valuation Method					
								Total Appraised Parcel Value					

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-22-391	11-17-2022	AD	Addition	378,000	08-09-2023	75		Construct a 1st floor addition. 80	08-09-2023	SJT	2		08	Measure - Interior Refusal
BPO-20-114	08-04-2020	MN	Maintenance	18,500		100	09-18-2020	Repair water damage in bsmt. Ins	05-21-2018	JLF	5		30	Quality Control
2014-363	12-01-2014	RM	Remodel	56,000		100		REMODEL KITCHEN AND 2 BA	05-11-2015	SJD	9		01	Measure - No Entry
99999	09-08-1998	RM	Remodel			100		CHK FOR FINBSMT ONLY	04-12-2013	VGS			20	Field Review
11143	03-14-1989	AD	Addition			100		ADD TO BLD + DECK	07-15-2008	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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661	V125	1.2500	40.05	1,601,800
1	1090	Multi Houses	RC	Residual	1.000	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	128,100
1	1090	Multi Houses	WP	Undevelop	0.050	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.18	400
Total Card Land Units					1.97	AC	Parcel Total Land Area					1.97	Total Land Value			1,730,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1432	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	2		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		857,078
Interior Floor 2			Replace Cost		47,360
Heat Fuel	02	Oil	Year Built		1,037,630
Heat Type	05	Hot Water	Effective Year Built		1954
AC Type	03	Central	Depreciation Code		2005
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		759,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	444		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1432		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	2,241	2,241	2,241	220.27	493,630
BSM	Basement	0	1,432	286	43.99	62,998
CTH	Cathedral Ceiling	0	273	27	21.79	5,947
FGR	Garage	0	528	211	88.03	46,477
FSP	Screened Porch	0	260	52	44.05	11,454
TQS	Three Quarter Story	1,074	1,432	1,074	165.20	236,572
Ttl Gross Liv / Lease Area		3,315	6,166	3,891		857,078



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
STRAWBRIDGE ANDREW V PO BOX 202A SH DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1090		957,500	957,500
		0	Light	0	Pond Vw			RES LAND	1090		1,730,300	1,730,300
SUPPLEMENTAL DATA						Total		2,687,800	2,687,800			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3840 Total Acres 1.968 Chapter Lan GIS ID F_880272_2840003				Cyclical Exemption W District Res Exem Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STRAWBRIDGE ANDREW V AMORY SHIRLEY WATERMAN		44957 LCC7	0344 0	11-19-2014 10-25-1985	Q U	I I	1,200,000 1	00 1F	Year	Code	Assessed	Year	Code	Assessed
									2023	1090 1090	685,600 1,509,400	2022	1090 1090	583,500 1,027,000
									Total		2,195,000	Total		1,610,500
									Total			Total		1,429,300

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 VALUE SUMMARY				
										Appraised Bldg. Value (Card)	957,500			
										Appraised Xf (B) Value (Bldg)	0			
										Appraised Ob (B) Value (Bldg)	0			
										Appraised Land Value (Bldg)	1,730,300			
										Special Land Value	0			
										Total Appraised Parcel Value	2,687,800			
										Valuation Method	C			
										Total Appraised Parcel Value	2,687,800			

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-22-391	11-17-2022	AD	Addition	378,000	08-09-2023	75		Construct a 1st floor addition. 80		08-09-2023	SJT	2		08	Measure - Interior Refusal
BPO-20-114	08-04-2020	MN	Maintenance	18,500		100	09-18-2020	Repair water damage in bsmt. Ins		05-21-2018	JLF	5		30	Quality Control
2014-363	12-01-2014	RM	Remodel	56,000		100		REMODEL KITCHEN AND 2 BA		05-11-2015	SJD	9		01	Measure - No Entry
99999	09-08-1998	RM	Remodel			100		CHK FOR FINBSMT ONLY		04-12-2013	VGS			20	Field Review
11143	03-14-1989	AD	Addition			100		ADD TO BLD + DECK		07-15-2008	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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		V125	1.2500	40.05	1,601,800
1	1090	Multi Houses	RC	Residual	1.000	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	128,100
1	1090	Multi Houses	WP	Undevelop	0.050	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.18	400
Total Card Land Units					1.97	AC	Parcel Total Land Area					1.97	Total Land Value			1,730,300

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
STRAWBRIDGE ANDREW V		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
PO BOX 202A SH		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	957,500	957,500
DUXBURY MA 02331				0	Light	0	Pond Vw	RES LAND	1090	1,730,300	1,730,300
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical				8			
Scnd Home				Exemption							
Tax Class T				District							
Tot Fin Area 3840				Res Exem							
Total Acres 1.968				Assoc Pid#							
Chapter Lan											
GIS ID F_880272_2840003											
Total									2,687,800		2,687,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
STRAWBRIDGE ANDREW V		44957 0344	11-19-2014	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AMORY SHIRLEY WATERMAN		LCC7 0	10-25-1985	U	I	1	1F	2023	1090	685,600	2022	1090	583,500	2021	1090	561,900	
									1090	1,509,400		1090	1,027,000		1090	867,400	
Total									2,195,000		Total		1,610,500		Total		1,429,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	957,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,730,300
Special Land Value	0
Total Appraised Parcel Value	2,687,800
Valuation Method	C
Total Appraised Parcel Value	2,687,800

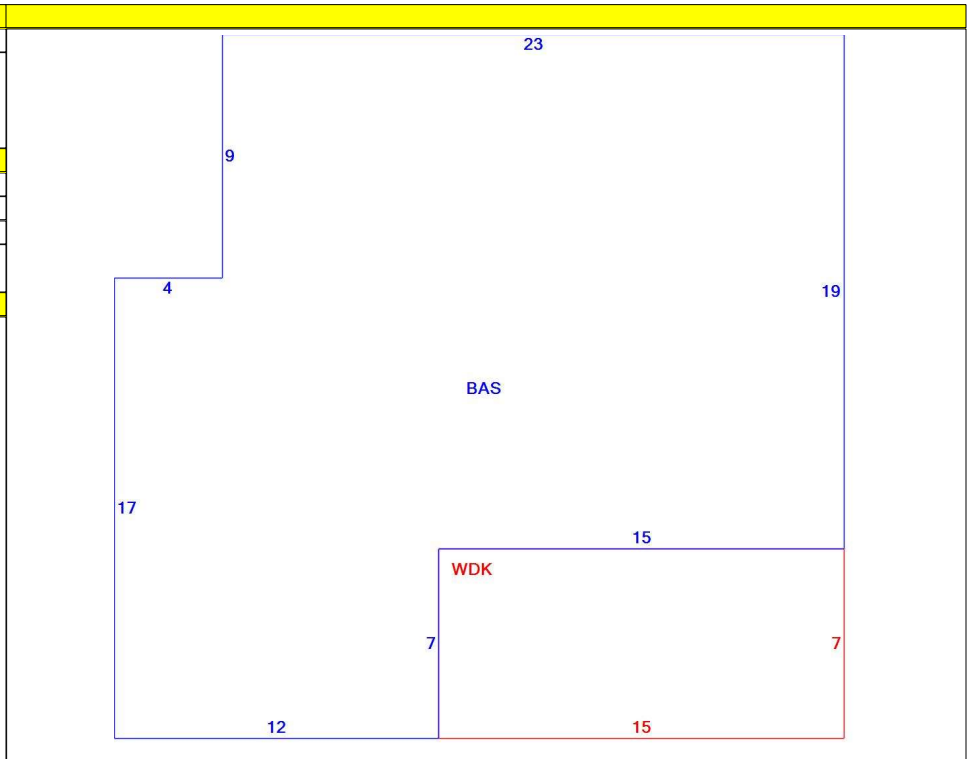
NOTES							

LAND LINE VALUATION SECTION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

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					1.97	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	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	02	Rolled Compos	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		150,303
Interior Floor 2			Replace Cost		7,250
Heat Fuel	04	Electric	Year Built		157,554
Heat Type	07	Radiant-Elec.	Effective Year Built		1975
AC Type	01	None	Depreciation Code		2000
Bedrooms	1		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		124,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	561	561	561	262.77	147,413
WDK	Deck	0	105	11	27.53	2,890
Ttl Gross Liv / Lease Area		561	666	572		150,303

