

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DALY BENJAMIN J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
DALY BAVA B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	935,000	935,000	
69 BEAVERBROOK LN				0 Light	0 Pond Vw	RES LAND	1010	1,695,000	1,695,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	28,400	28,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3134 Total Acres 2.456 Chapter Lan		Cyclical Exemption W District Res Exem						
GIS ID F_880088_2839628		Assoc Pid#				Total 2,658,400 2,658,400				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DALY BENJAMIN J		LCC 132502	08-12-2021	U	I	2,414,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SETTEL PETER B		LCC 120488	06-05-2014	U	I	850,000	1V	2023	1010	714,400	2022	1010	654,800	2021	1010	550,500	
CARTER F S & SHIRLEY H		LCC 27152	01-01-2001	U	I	0	1		1010	1,478,400		1010	1,006,700		1010	851,000	
									1010	17,800		1010	17,800		1010	17,800	
Total								2,210,600		Total		1,679,300		Total		1,419,300	

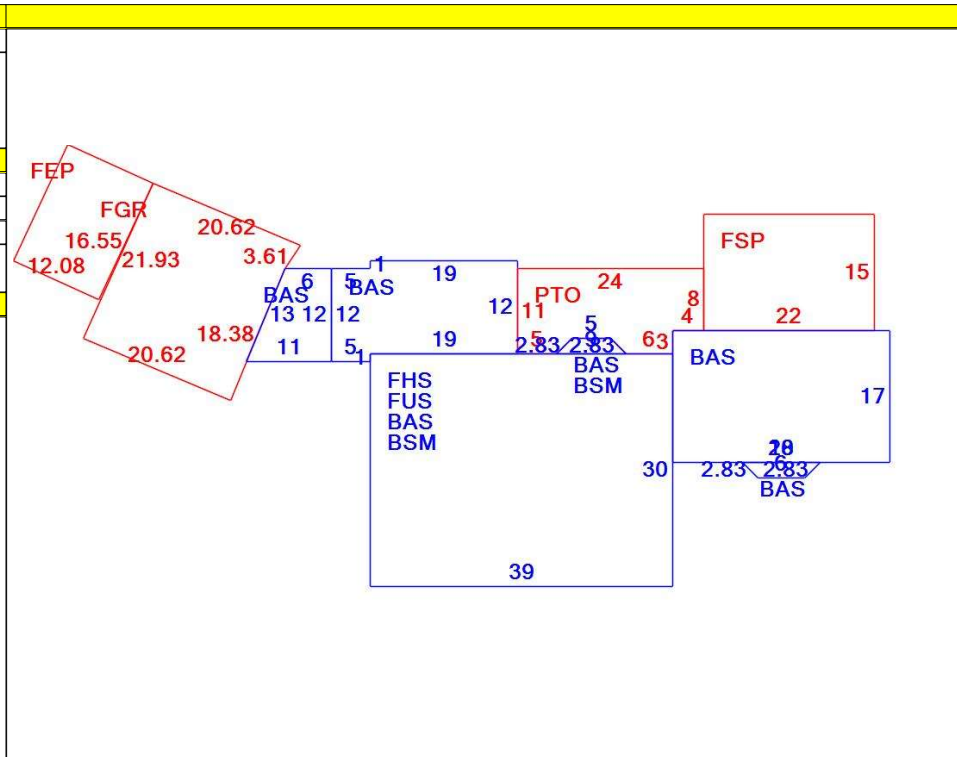
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0090					Appraised Bldg. Value (Card)				935,000		
					Appraised Xf (B) Value (Bldg)				0		
					Appraised Ob (B) Value (Bldg)				28,400		
					Appraised Land Value (Bldg)				1,695,000		
					Special Land Value				0		
					Total Appraised Parcel Value				2,658,400		
					Valuation Method				C		
					Total Appraised Parcel Value				2,658,400		

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-22-384	10-04-2022	MN	Maintenance	6,650		100	10-04-2022	WEATHERIZATION/INSULATIO		06-13-2016	JLF	5		01	Measure - No Entry
2016-73	03-16-2016	RM	Remodel	140,000	05-21-2018	100		BREEZEWAY TO ENLARGE MU		05-11-2015	SJD	9		12	Property Estimated - No Ac
2014-184	07-03-2014	NC	New Construct	50,000	06-13-2016	100		CONSTRUCT A 6.3' X 18' SHED		04-12-2013	VGS			20	Field Review
191	12-15-2009	MN	Maintenance	1,800		100		STRIP REROOF		06-24-2008	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	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		V125	1.2500	40.05	1,601,800	
1	1010	Single Family	RC	Residual	0.678	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	86,900	
1	1010	Single Family	WP	Undevelop	0.860	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	6,300	
Total Card Land Units					2.46	AC	Parcel Total Land Area					2.46	Total Land Value				1,695,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1184	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	585.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		Own
Exterior Wall 2			B		S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,030,850
Interior Floor 2			Replace Cost		69,125
Heat Fuel	03	Gas	Year Built		1,099,975
Heat Type	04	Forced Air-Duc	Effective Year Built		1958
AC Type	03	Central	Depreciation Code		2006
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		85
Extra Openings	1		Cns Sect Rcnld		935,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1184		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	375	89.00	1980	A	70	C	1.00	23,400
PTO	Patio	L	204	15.00	1980	A	70	C	1.00	2,100
SHD1	Shed	L	200	21.00	1977	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,066	2,066	2,066	232.49	480,319
BSM	Basement	0	1,184	237	46.54	55,100
FEP	Finished Enclosed Porch	0	200	120	139.49	27,899
FGR	Garage	0	446	178	92.79	41,383
FHS	Finished Half Story	585	1,170	585	116.24	136,005
FSP	Screened Porch	0	330	66	46.50	15,344
FUS	Finished Upper Story	1,170	1,170	1,170	232.49	272,010
PTO	Patio	0	238	12	11.72	2,790
Ttl Gross Liv / Lease Area		3,821	6,804	4,434		1,030,850

