

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
NEWMAN R BRADFORD JR		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed			
NEWMAN SUE D		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		407,300	407,300			
125 BAY RIDGE LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	431,500	431,500						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2534 Total Acres .48 Chapter Lan GIS ID F_875097_2834793				Cyclical 7 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	4,300	4,300		
										Total	843,100	843,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEWMAN R BRADFORD JR		16190 0338	05-13-1998	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	304,500	2022	1010	254,300	2021	1010	249,700
									1010	421,200		1010	362,400		1010	268,800
									1010	3,000		1010	3,000		1010	3,000
								Total		728,700	Total		619,700	Total		521,500

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									
0070																
NOTES																
								Appraised Bldg. Value (Card)								407,300
								Appraised Xf (B) Value (Bldg)								0
								Appraised Ob (B) Value (Bldg)								4,300
								Appraised Land Value (Bldg)								431,500
								Special Land Value								0
								Total Appraised Parcel Value								843,100
								Valuation Method								C
								Total Appraised Parcel Value								843,100

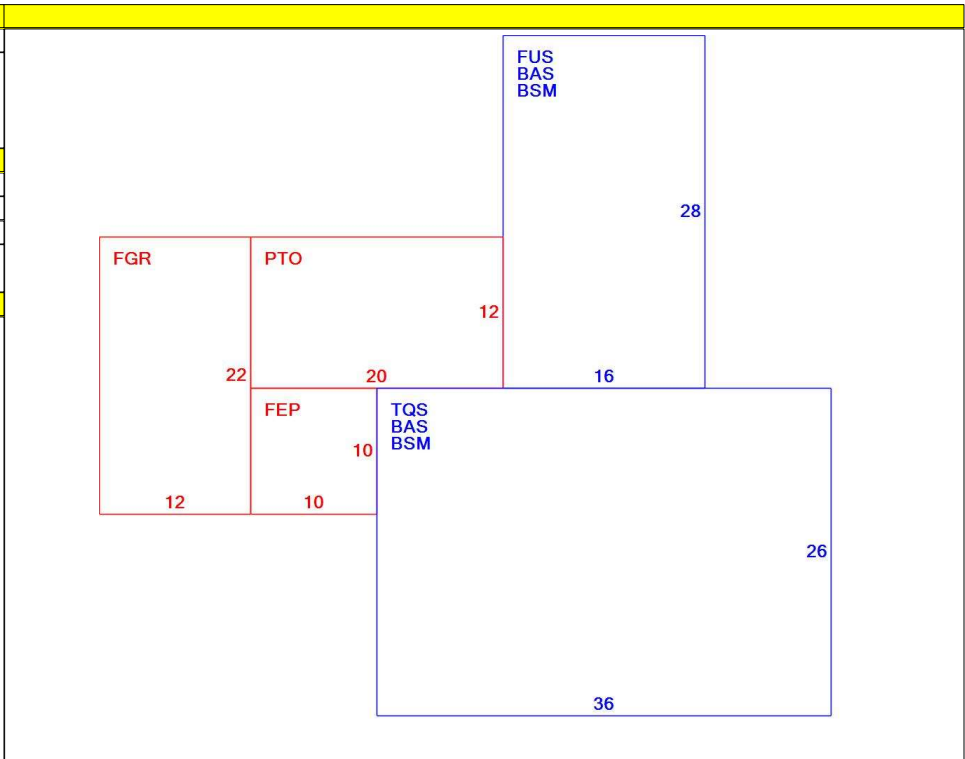
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-57	03-26-2021	MN	Maintenance	6,000		100		Insulation & Weatherization		09-17-2018	SJD			20	Field Review
2017-55	04-24-2017	MN	Maintenance	10,000		100		STRIP & REROOF, SIDING		04-12-2013	VGS			20	Field Review
										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	20,909 SF	14.86	1.00000	5	1.00	0070	1.389			1.0000	20.64	431,500
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value				431,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1384	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1384				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	563,583
Replace Cost	26,780
Year Built	1950
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnd	407,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
CNP	Canopy	L	100	42.00	1980	A	70	C	1.00	2,900
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,384	1,384	1,384	188.55	260,956
BSM	Basement	0	1,384	277	37.74	52,229
FEP	Finished Enclosed Porch	0	100	60	113.13	11,313
FGR	Garage	0	264	106	75.71	19,987
FUS	Finished Upper Story	448	448	448	188.55	84,471
PTO	Patio	0	240	12	9.43	2,263
TQS	Three Quarter Story	702	936	702	141.41	132,364
Ttl Gross Liv / Lease Area		2,534	4,756	2,989		563,583

