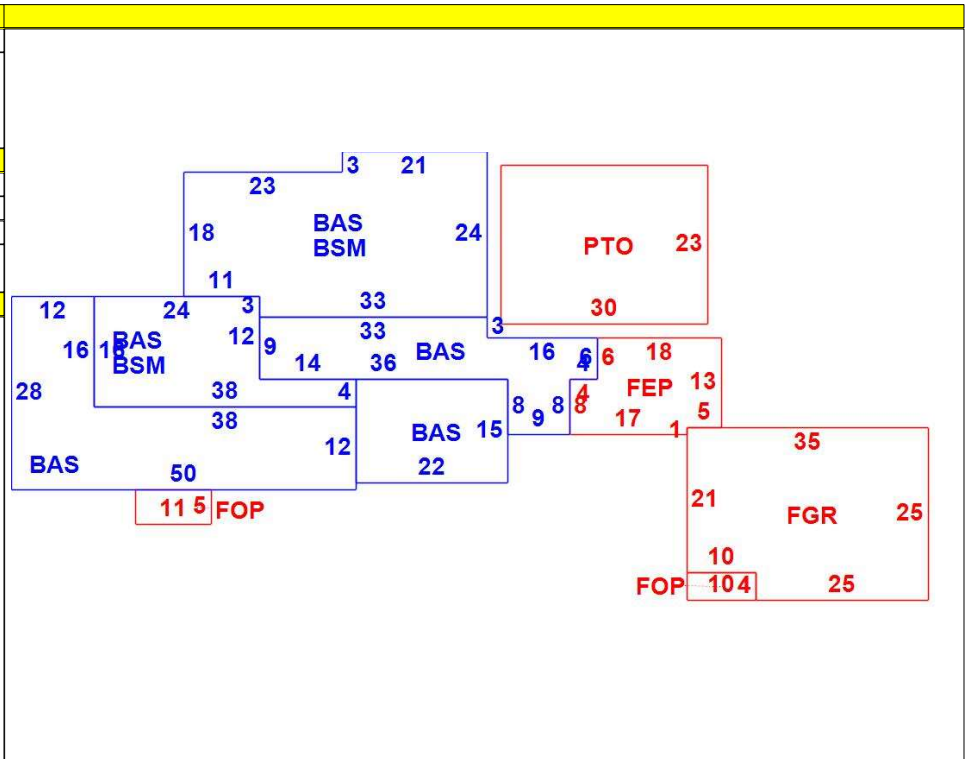


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>								
RAHILLY JOHN J & LISA R TT 47 OAKWOOD RD REALTY TRUST 47 OAKWOOD RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			714,600	714,600					
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	488,600			488,600						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2981 Total Acres .967 Chapter Lan GIS ID F_875666_2834429		Cyclical Exemption W District Res Exem Assoc Pid#		7	RESIDNTL	1010	10,500	10,500	Total 1,213,700 1,213,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
RAHILLY JOHN J & LISA R TT		LCC 134694	11-02-2022	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed					
MUNCEY KATHLEEN P TT		57134 300	08-16-2022	U	I	100	1A	2023	1010	570,600	2022	1010	495,400					
MUNCEY KATHLEEN P TT		LCC 120660	07-10-2014	U	I	100	1A		1010	477,800		1010	403,200					
MUNCEY PETER N JR		LCC 119840	11-22-2013	Q	I	425,000	00		1010	7,700		1010	7,700					
BARBUTO GLORIA N		LCC 112648	11-03-2008	U	I	100	1F	Total		1,056,100	Total		906,300					
Total		0.00		Total		773,800		Total		773,800		Total		773,800				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
									<b>APPRAISED VALUE SUMMARY</b>									
Total			0.00						Appraised Bldg. Value (Card) 714,600									
									Appraised Xf (B) Value (Bldg) 0									
									Appraised Ob (B) Value (Bldg) 10,500									
									Appraised Land Value (Bldg) 488,600									
									Special Land Value 0									
									Total Appraised Parcel Value 1,213,700									
									Valuation Method C									
									Total Appraised Parcel Value 1,213,700									
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		
2014-147	06-11-2014	AD	Addition	130,000	07-17-2015	100		1 STY ADD 975', SCREENED P			04-05-2023	SJD	9	1	00	Measure & Listed		
											09-17-2018	SJD			20	Field Review		
											07-17-2015	JLF	5	8	00	Measure & Listed		
											04-14-2014	SJD	9		01	Measure - No Entry		
											04-12-2013	VGS			20	Field Review		
											11-22-2006	KP		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	0070	1.389					1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.11	2,400
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value					488,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1394	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		767,963
Interior Floor 2			Replace Cost		35,000
Heat Fuel	02	Oil	Year Built		802,963
Heat Type	05	Hot Water	Effective Year Built		1950
AC Type	03	Central	Depreciation Code		2010
Bedrooms	4		Remodel Rating		R
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		89
Fireplaces	1		Percent Good		
Extra Openings	1		Cns Sect Rcnd		714,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	144		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	1394		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
GNR	GENERATOR	L	1	12400.00	2015	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,981	2,981	2,981	201.57	600,865
BSM	Basement	0	1,394	279	40.34	56,237
FEP	Finished Enclosed Porch	0	279	167	120.65	33,661
FGR	Garage	0	835	334	80.63	67,323
FOP	Open Porch	0	95	14	29.70	2,822
PTO	Patio	0	690	35	10.22	7,055
Ttl Gross Liv / Lease Area		2,981	6,274	3,810		767,963



04/05/2023