

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROTHERS DARIEN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
BROTHERS ERICA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	425,300	425,300	
77 BAY VIEW RD		SUPPLEMENTAL DATA				RES LAND	1010	436,700	436,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1534 Total Acres .51 Chapter Lan		Cyclical 7 Exemption W District Res Exem						
GIS ID F_876064_2834505		Assoc Pid#						Total	862,000	862,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BROTHERS DARIEN	LCC	133330	01-14-2022	U	I	725,000	1	Year	Code	Assessed	Year	Code	Assessed
MARROCCO JOSEPH V	LCC	89324	03-15-1996	Q	I	220,000	00	2023	1010	222,200	2022	1010	139,700
BONE SCOTT C	LCC	86496	07-27-1992	Q	I	163,000	00		1010	426,300		1010	364,900
BAKER ANTHONY J	LCC	83324	07-27-1992	Q	I	1	00	Total		648,500	Total		504,600
								Total		401,700	Total		401,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	425,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	436,700
Special Land Value	0
Total Appraised Parcel Value	862,000
Valuation Method	C
Total Appraised Parcel Value	862,000

NOTES							

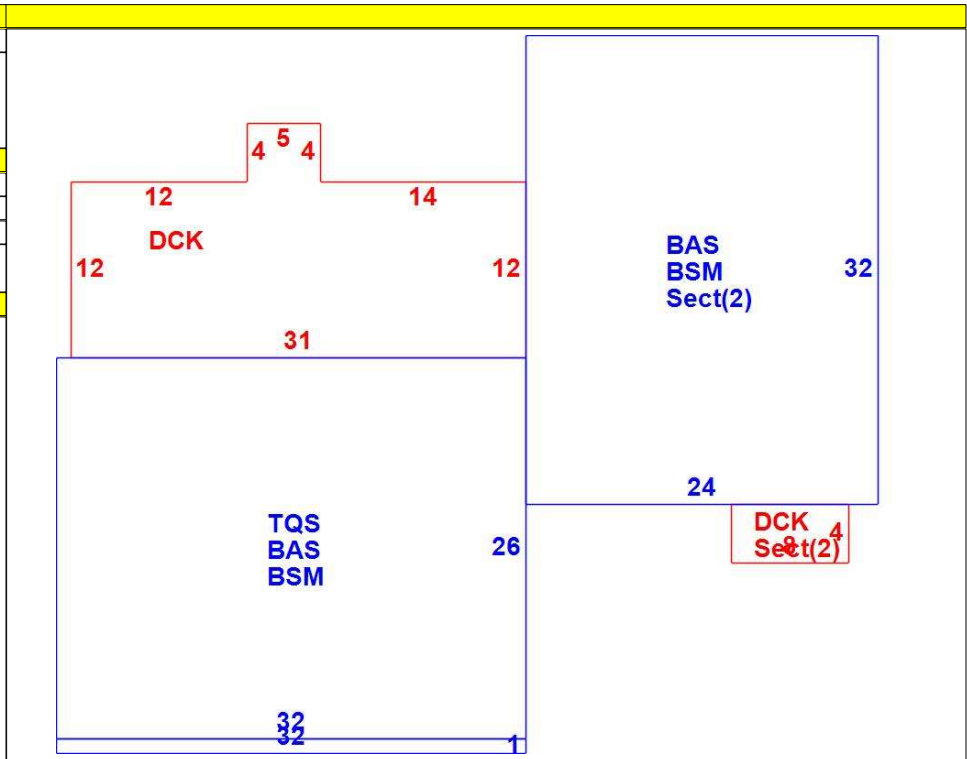
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-531	03-10-2022	AD	Addition	105,000	09-26-2022	100	11-15-2022	PLAN #AZ-018 - 768 GAR WITH	09-26-2022	SJT	5		07	Measure - Info @ Door
									03-10-2021	SJD	10		01	Measure - No Entry
									09-17-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									08-14-1999	REC		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	22,216 SF	14.15	1.00000	5	1.00	0070	1.389			1.0000	19.66	436,700
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			436,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	858	
Model	01	Residential	Bsmt Type	00	
Grade	04	Above Ave	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	858				

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

COST / MARKET VALUATION	
Net Other Adj	291,165
Replace Cost	14,950
Year Built	507,937
Effective Year Built	1949
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	223,500
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	171.98	143,089
BSM	Basement	0	832	166	34.31	28,549
DCK	Deck	0	392	39	17.11	6,707
FUS	Finished Upper Story	32	32	32	171.98	5,503
TQS	Three Quarter Story	624	832	624	128.99	107,317
Ttl Gross Liv / Lease Area		1,488	2,920	1,693		291,165

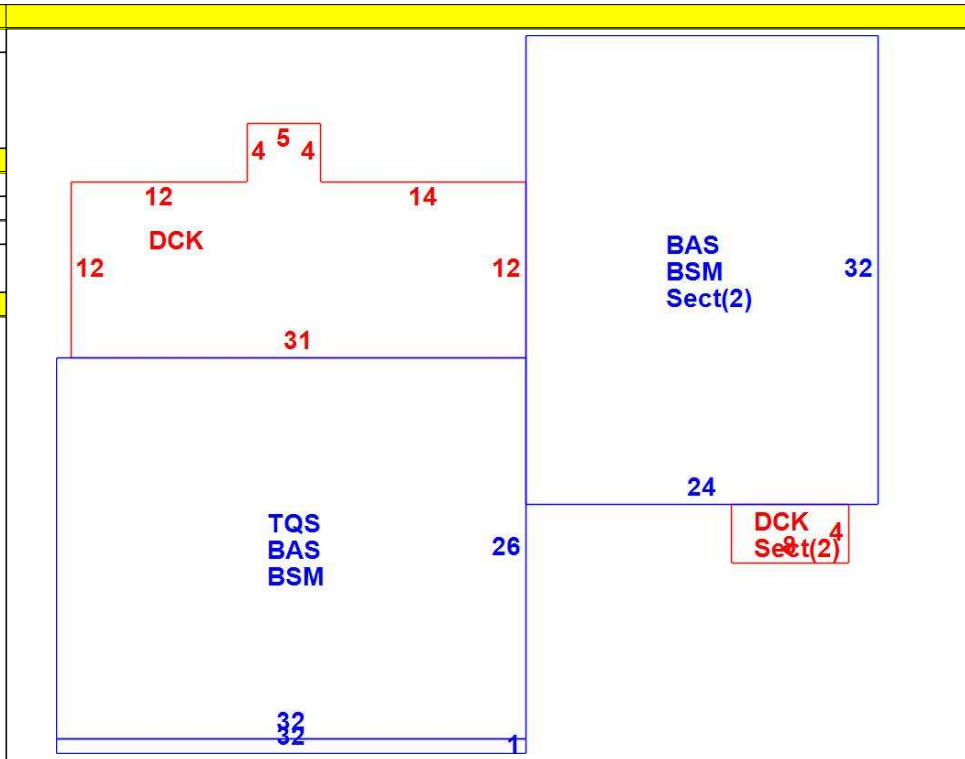


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BROTHERS DARIEN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
BROTHERS ERICA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	425,300	425,300							
77 BAY VIEW RD				0 Medium		RES LAND	1010	436,700	436,700							
SUPPLEMENTAL DATA																
Alt Prcl ID				Cyclical 7												
Scnd Home				Exemption												
Tax Class T				W												
Tot Fin Area 1534				District												
Total Acres .51				Res Exem												
Chapter Lan																
GIS ID F_876064_2834505				Assoc Pid#												
								Total	862,000	862,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROTHERS DARIEN		LCC 133330	01-14-2022	U	I	725,000	1	Year	Code	Assessed	Year	Code	Assessed			
MARROCCO JOSEPH V		LCC 89324	03-15-1996	Q	I	220,000	00	2023	1010	222,200	2022	1010	139,700			
BONE SCOTT C		LCC 86496	07-27-1992	Q	I	163,000	00		1010	426,300		1010	364,900			
BAKER ANTHONY J		LCC 83324	07-27-1992	Q	I	1	00					1010	600			
								Total	648,500	Total	504,600	Total	401,700			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0070																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
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									09-17-2018	SJD			20	Field Review		
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									08-14-1999	REC		1	00	Measure & Listed		
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Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			436,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	768				

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

COST / MARKET VALUATION	
Net Other Adj	181,541
Replace Cost	20,280
Year Built	507,937
Effective Year Built	2022
Depreciation Code	2021
Remodel Rating	A
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	201,800
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	196.26	150,728	
BSM	Basement	0	768	154	39.35	30,224	
DCK	Deck	0	32	3	18.40	589	
Ttl Gross Liv / Lease Area		768	1,568	925	181,541		

