

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
TURTON CAITLYN A				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed						
TURTON LUCAS				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	455,400	455,400						
18 BAY VIEW RD						0 Medium				RES LAND	1010	461,500	461,500						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID						Cyclical 7													
Scnd Home						Exemption													
Tax Class T						W													
Tot Fin Area 2660						District													
DUXBURY MA 02332				Total Acres .7		Chapter Lan		Res Exem											
GIS ID F_876275_2833647				Assoc Pid#						Total		916,900	916,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
TURTON LUCAS				57677 159		02-16-2023		U I		100		1A		Year	Code	Assessed	Year	Code	Assessed
TURTON CAITLYN A				54798 118		04-15-2021		Q I		825,000		00		2023	1010	347,400	2022	1010	330,800
BRAWLEY BROOKE F				46773 210		04-05-2016		U I		1		1			1010	451,300		1010	381,900
BRAWLEY JOHN W				25728 167		07-09-2003		Q I		700,000		00							
LEFEVRE PAUL H III				17434 159		05-07-1999		Q I		399,999		00							
				Total										Total	798,700	Total	712,700	Total	734,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description												
												APPRAISED VALUE SUMMARY							
				Total 0.00								Appraised Bldg. Value (Card) 455,400							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 461,500							
												Special Land Value 0							
												Total Appraised Parcel Value 916,900							
												Valuation Method C							
												Total Appraised Parcel Value 916,900							
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-22-29 11158	11-29-2022 03-27-1989	MN AD	Maintenance Addition	2,700		100 100		Remove and replace entry door.		07-26-2019 09-17-2018 04-12-2013 08-05-2003	SJT SJD VGS REC	5		01 20 20 00	Measure - No Entry Field Review Field Review 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	30,492 SF	10.90	1.00000	5	1.00	0070	1.389			1.0000	15.14	461,500			
Total Card Land Units					0.70 AC	Parcel Total Land Area					0.70	Total Land Value					461,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1306	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			564,411
Interior Floor 2			Net Other Adj		34,800
Heat Fuel	03	Gas	Replace Cost		599,210
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		455,400
Sq Ft Fin Bsmt	286		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1306		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	1,027	1,027	1,027	251.18	257,966	
BSM	Basement	0	884	177	50.29	44,460	
DCK	Deck	0	480	48	25.12	12,057	
FHS	Finished Half Story	72	143	72	126.47	18,085	
FOP	Open Porch	0	260	39	37.68	9,796	
FUS	Finished Upper Story	884	884	884	251.18	222,047	
Ttl Gross Liv / Lease Area		1,983	3,678	2,247		564,411	

