

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
KING THOMAS			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
KING ALEXA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	512,900	512,900	
45 BAY RD		SUPPLEMENTAL DATA			RES LAND	1010	416,400	416,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2174 Total Acres .41 Chapter Lan GIS ID F_877645_2834083			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,400	3,400	
						Total		932,700	932,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KING THOMAS	53500	282	09-25-2020	Q	I	830,000	00	Year	Code	Assessed	Year	Code	Assessed		
RACITI GABRIEL	43849	0151	11-22-2013	Q	I	565,000	00	2023	1010	381,600	2022	1010	317,500		
MARK JONATHAN & LAURA L	40377	0017	09-29-2011	Q	I	341,500	00		1010	406,400		1010	349,200		
									1010	2,300		1010	2,300		
								Total		790,300	Total		669,000	Total	627,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card) 512,900				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 3,400				
								Appraised Land Value (Bldg) 416,400				
								Special Land Value 0				
								Total Appraised Parcel Value 932,700				
								Valuation Method C				
								Total Appraised Parcel Value 932,700				

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
2012-18	10-04-2012	BP	Bldg Permit	3,800	07-31-2013	100		CONSTRUCT 12X16 UTIL BLDG	05-17-2021	SJD	9		12	Property Est. - No Access
147	06-07-2012	AD	Addition	6,900	07-31-2013	100		6.5'X7' ENTRY ADDITION	07-31-2013	BH			01	Measure - No Entry
22	04-06-2011	MN	Maintenance	5,000		100		STRIP REROOF	04-12-2013	VGS			20	Field Review
									09-13-2012	KP	6		30	Quality Control
									08-20-2008	BSB			01	Measure - No Entry

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	17,860	SF 16.78	1.00000	5	1.00	0070	1.389		1.0000	23.31	416,400
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value		416,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1199	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.85				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			564,131
Interior Floor 2			Net Other Adj		18,705
Heat Fuel	03	Gas	Replace Cost		582,836
Heat Type	04	Forced Air-Duc	Year Built		1938
AC Type	01	None	Effective Year Built		2009
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		12
Total Rooms	6		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		88
Gas Fireplaces	0		Cns Sect Rcnld		512,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1199		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
SHD1	Shed	L	192	21.00	2013	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,257	1,257	1,257	233.31	293,264
BSM	Basement	0	1,199	240	46.70	55,993
TQS	Three Quarter Story	899	1,199	899	174.93	209,741
WDK	Deck	0	224	22	22.91	5,133
Ttl Gross Liv / Lease Area		2,156	3,879	2,418		564,131

