

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA								
NORTHRUP ANDREA W				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed									
78 CHESTNUT ST				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	207,500	207,500									
						0 Heavy				RES LAND	1010	471,300	471,300									
DUXBURY MA 02332										RESIDNTL	1010	700	700									
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>								
Alt Prcl ID						Cyclical 9																
Scnd Home						Exemption W																
Tax Class T						District Res Exem																
Tot Fin Area 1506						Assoc Pid#						Total		679,500	679,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
NORTHRUP ANDREA W		16506 0195		08-14-1998		Q I				240,000 00				Year	Code	Assessed	Year	Code	Assessed			
														2023	1010	205,700	2022	1010	181,400			
															1010	505,800		1010	321,400			
														Total		711,500	Total		502,800	Total		491,000
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												<b>APPRAISED VALUE SUMMARY</b>										
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				207,500				
0060														Appraised Xf (B) Value (Bldg)				0				
														Appraised Ob (B) Value (Bldg)				700				
														Appraised Land Value (Bldg)				471,300				
														Special Land Value				0				
														Total Appraised Parcel Value				679,500				
														Valuation Method				C				
														Total Appraised Parcel Value				679,500				
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					
												12-01-2022	SJT	10		00	Measure & Listed					
												04-12-2013	VGS			20	Field Review					
												09-09-2008	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400				
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.09	1,900				
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					471,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1272	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		257,511
Interior Floor 2			Replace Cost		34,700
Heat Fuel	03	Gas	Year Built		1965
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		207,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	564		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1272		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	60	21.00	2015	F	55	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,506	1,506	1,506	143.38	215,930
BSM	Basement	0	1,272	254	28.63	36,419
DCK	Deck	0	132	13	14.12	1,864
PTO	Patio	0	461	23	7.15	3,298
Ttl Gross Liv / Lease Area		1,506	3,371	1,796		257,511

