

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PILTCH JEFFREY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
38 STANDISH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,049,100	1,049,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	502,100	502,100		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2684 Total Acres .961 Chapter Lan GIS ID F_878141_2833994		Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	96,200	96,200		
						Total		1,647,400	1,647,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PILTCH JEFFREY	54697	339	03-31-2021	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WATERMARK LLC	53401	293	09-09-2020	U	I	918,000	1V	2023	1010	796,500	2022	1010	728,200	2021	1010	309,200
BAGNALL KERRY A	36638	0054	12-29-2008	U	I	100	1		1010	597,100		1010	460,400		1010	332,700
MEHRMANN MICHAEL S	31353	0169	09-16-2005	Q	I	892,500	00		1010	64,000		1010	64,000		1010	5,600
STEVENSON JOHN M	28995	0206	09-01-2004	Q	I	875,500	00	Total		1,457,600	Total		1,252,600	Total		647,500

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						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch														
0080					Appraised Bldg. Value (Card)	1,049,100	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	96,200	Appraised Land Value (Bldg)	502,100	Special Land Value	0	Total Appraised Parcel Value	1,647,400	Valuation Method	C
															Total Appraised Parcel Value	1,647,400		

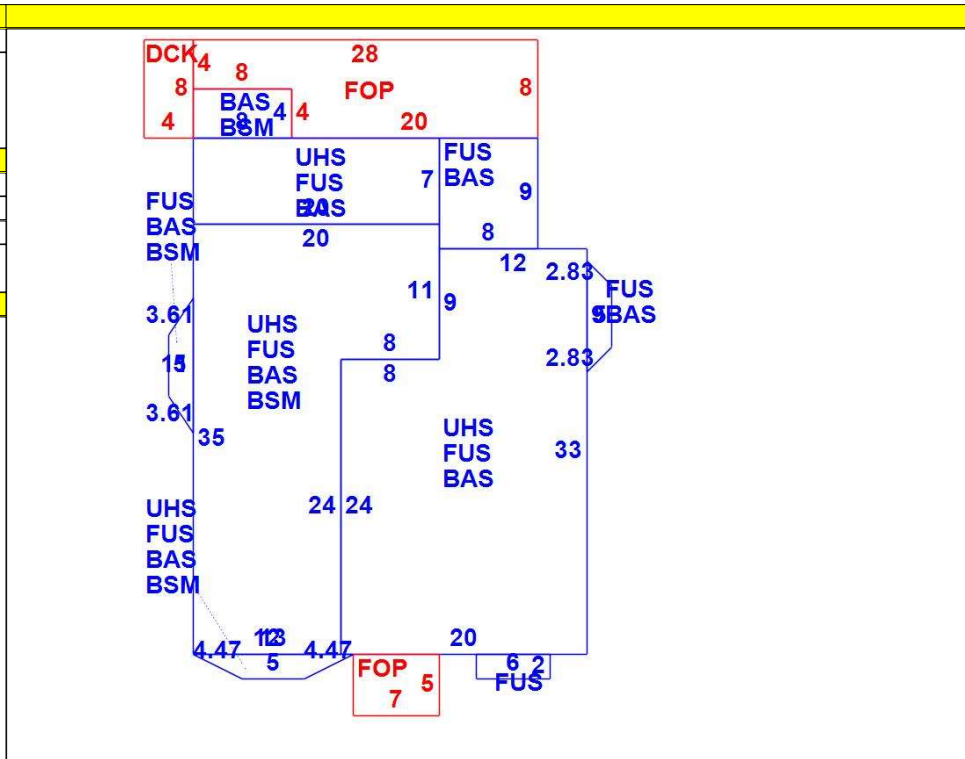
NOTES										BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result									
QPO-23-10	04-26-2023	MN	Maintenance	24,500		100	04-26-2023	STRIP & REROOF	05-06-2021	SJT	5		05	Measure - Under Construct									
BPO-21-89	04-27-2021	BP	Bldg Permit	43,000	06-24-2021	100	09-03-2021	Build a new 624sf detached 2 ba	03-26-2021	SJT	5		01	Measure - No Entry									
BPO-20-169	09-15-2020	RM	Remodel	73,000	03-26-2021	100	02-26-2021	Move kitchen add 2nd floor bath.	10-26-2020	SJT	5		20	Field Review									
13616	04-12-1995	MN	Maintenance	2,000	06-05-1996	100		STRIP & REROOF FRONT	06-01-2020	SJT	5		20	Field Review									
									03-04-2020	SJT	5		30	Quality Control									
									06-13-2019	SJT	5		30	Quality Control									
									07-09-2018	JLF	5		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	0080	1.503	TRAFFIC COMM REAR	E95	0.9500	12.50	499,800
1	1010	Single Family		Residual	0.043	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.23	2,300	
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value			502,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	574	
Model	01	Residential	Bsmt Type	04	Full
Grade	12	Prime +	Unfin Area		
Stories	2.5				
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	4				
Full Baths	2				
Half Baths	2				
Extra Fixtures					
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	574				

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

COST / MARKET VALUATION	
Net Other Adj	1,153,315
Replace Cost	52,500
Year Built	1,205,815
Effective Year Built	1890
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	1,049,100
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
PTO	Patio	L	800	15.00	1980	A	70	C	1.00	8,400
BRN5	Barn - 2 Story	L	780	69.00	1980	A	70	C	1.00	37,700
FGR2	Garage - 1 St	L	624	63.00	2021	G	85	B	1.50	50,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,388	1,388	1,388	357.95	496,835
BSM	Basement	0	574	115	71.71	41,164
DCK	Deck	0	32	3	33.56	1,074
FOP	Open Porch	0	227	34	53.61	12,170
FUS	Finished Upper Story	1,368	1,368	1,368	357.95	489,676
UHS	Unfinished Half Story	0	1,254	314	89.63	112,396
Ttl Gross Liv / Lease Area		2,756	4,843	3,222		1,153,315

