

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
ROGERSON THOMAS C		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
ROGERSON CATHERINE M		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		968,600	968,600
276 CRESCENT STREET		SUPPLEMENTAL DATA				RES LAND	1010	1,333,900	1,333,900			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3211 Total Acres 1.328 Chapter Lan GIS ID F_878377_2832555		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RESIDENTL	1010	13,000	13,000			
									Total	2,315,500	2,315,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROGERSON THOMAS C		LCC 131743	03-23-2021	U	I	1,290,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BARTLETT BRUCE & PATRICIA TT		LCC 74989	04-07-1987	U	I	100	1A	2023	1010	728,000	2022	1010	610,500	2021	1010	554,800
								1010	1,163,600		1010	791,700		1010	668,600	
								1010	9,500		1010	9,500				
									Total	1,901,100	Total	1,411,700	Total	1,223,400		

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	Appraised Bldg. Value (Card)					968,600
0090					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					13,000
					Appraised Land Value (Bldg)					1,333,900
					Special Land Value					0
					Total Appraised Parcel Value					2,315,500
					Valuation Method					C
					Total Appraised Parcel Value					2,315,500

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	
BPO-23-268	08-21-2023	NC	New Construct	75,000		0		14X28 STORAGE SHED W/ 10X	04-26-2021	SJT	5		01	Measure - No Entry	
BPO-21-115	03-24-2021	BP	Bldg Permit	20,000	04-26-2021	100		Construct a 40sf vestibule off the	04-12-2013	VGS			20	Field Review	
BPO-21-74	02-22-2021	BP	Bldg Permit	75,000	04-26-2021	100		Install new staircase with balcony	07-30-2008	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.410	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	52,500
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value			1,333,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1692	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		1,045,794
Heat Type	05	Hot Water	Replace Cost		67,550
AC Type	03	Central	Year Built		1,113,345
Bedrooms	4		Effective Year Built		1978
Full Baths	3		Depreciation Code		2008
Half Baths	0		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	10		Depreciation %		13
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	784		Cns Sect Rcnd		968,600
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1692		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
GNR	GENERATOR	L	1	12400.00		A	70	B	1.50	13,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,891	1,891	1,891	254.33	480,933
BSM	Basement	0	1,692	338	50.81	85,963
CTH	Cathedral Ceiling	0	704	70	25.29	17,803
DCK	Deck	0	426	43	25.67	10,936
FGR	Garage	0	576	230	101.55	58,495
FNS	Finished 90% Story	1,519	1,688	1,519	228.86	386,323
FOP	Open Porch	0	124	19	38.97	4,832
PTO	Patio	0	30	2	16.96	509
Ttl Gross Liv / Lease Area		3,410	7,131	4,112		1,045,794

