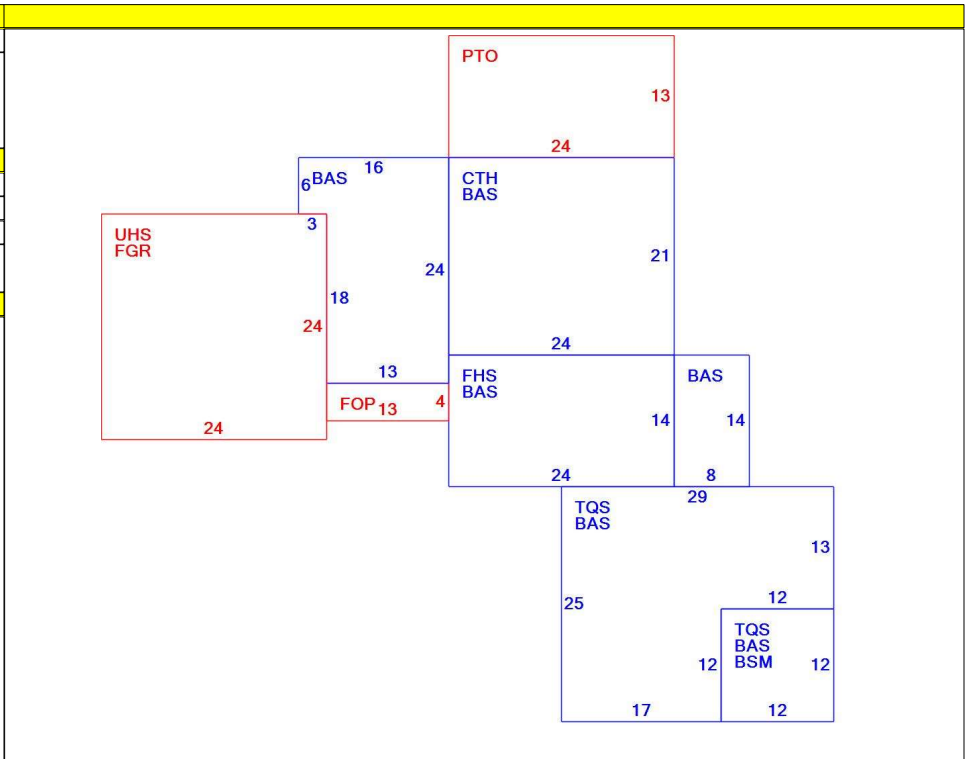


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
BENE NANCY H		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
290 STANDISH ST		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	628,600	628,600							
DUXBURY MA 02332		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	1,323,700	1,323,700							
Alt Prcl ID		Cyclical 9						RESIDENTL	1010	20,300	20,300							
Scnd Home		Exemption																
Tax Class T		W																
Tot Fin Area 1878		District																
Total Acres 1.248		Res Exem																
Chapter Lan																		
GIS ID F_879119_2830407		Assoc Pid#																
								Total		1,972,600	1,972,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BENE NANCY H		54734	273	04-06-2021	U	I		100	1A	Year	Code	Assessed	Year	Code	Assessed			
BENE NANCY H TT		48783	0285	08-11-2017	U	I		100	1A	2023	1010	475,800	2022	1010	434,500			
BENE NANCY H		40981	0277	02-15-2012	U	I		390,000	1		1010	1,154,700		1010	785,600			
SGROI ROBERT J & DENISE		18661	0307	06-30-2000	U	I		1	1F		1010	11,800		1010	11,800			
SGROI ROBERT J		17651	0191	07-09-1999	Q	I		435,000	00									
										Total		1,642,300	Total		1,231,900	Total		1,055,100
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)			628,600					
0090										Appraised Xf (B) Value (Bldg)			0					
										Appraised Ob (B) Value (Bldg)			20,300					
										Appraised Land Value (Bldg)			1,323,700					
										Special Land Value			0					
										Total Appraised Parcel Value			1,972,600					
										Valuation Method			C					
										Total Appraised Parcel Value			1,972,600					
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			
2017-188	07-12-2017	AD	Addition	15,800	07-09-2018	100		CONSTRUCT A 4.5'X 14' ADD T		07-09-2018	JLF	5		01	Measure - No Entry			
2015-79	04-07-2015	MN	Maintenance	15,000	07-09-2018	100		REPAIR WOOD, POSTS, TRIM		08-06-2013	BH			00	Measure & Listed			
161	06-20-2012	NC	New Construct	12,000	06-30-2012	100		MOVE EXISTING DWELLING O		04-12-2013	VGS			20	Field Review			
133	05-30-2012	AD	Addition	235,000	06-30-2012	100		1232' ADD & REFURBISH 656 S		06-17-2012	KP	5	1	00	Measure & Listed			
131	05-30-2012	DM	Demolish	12,500	06-30-2012	100		DEMO REAR EXISTING STRUC		09-24-2008	BSB			01	Measure - No Entry			
14532	06-23-1997	NC	New Construct	3,000		100		RESHINGLE WOOD ROOF										
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	0.330	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	42,300		
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			1,323,700		

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	144	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	09	Pine/Soft Wood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj		740,553
AC Type	03	Central	Replace Cost		26,080
Bedrooms	3		Year Built		1764
Full Baths	2		Effective Year Built		2003
Half Baths	1		Depreciation Code		E
Extra Fixtures	1		Remodel Rating		
Total Rooms	5		Year Remodeled		
Bath Style	03	Modern	Depreciation %		18
Kitchen Style	03	Modern	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		82
FBM Quality			Cns Sect Rcnld		628,600
Foundation	03	Stone	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	144		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
BRN5	Barn - 2 Story	L	420	69.00	1980	A	70	C	1.00	20,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,007	2,007	2,007	231.71	465,046
BSM	Basement	0	144	29	46.66	6,720
CTH	Cathedral Ceiling	0	504	50	22.99	11,586
FGR	Garage	0	576	230	92.52	53,294
FHS	Finished Half Story	168	336	168	115.86	38,928
FOP	Open Porch	0	52	8	35.65	1,854
PTO	Patio	0	312	16	11.88	3,707
TQS	Three Quarter Story	544	725	544	173.86	126,051
UHS	Unfinished Half Story	0	576	144	57.93	33,367
Ttl Gross Liv / Lease Area		2,719	5,232	3,196		740,553

