

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
LUCIER RICHARD LUCIER HILARY 304 STANDISH ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	438,600	438,600							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2925 Total Acres 1.438 Chapter Lan GIS ID F_879078_2830218		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	1,348,000	1,348,000							
						RESIDNTL	1010	20,400	20,400									
								Total		1,807,000	1,807,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
RUSSELL RUTHANNE TT		57836	273	04-19-2023	U	I		100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUSSELL RUTHANNE		57743	221	03-15-2023	Q	I		1,805,000	00	2023	1010	436,200	2022	1010	393,900	2021	1010	378,500
LUCIER RICHARD		37318	0217	06-08-2009	U	I		1	1F		1010	1,175,900		1010	800,000		1010	675,700
											1010	12,700		1010	12,700		1010	12,700
		Total								Total		1,624,800	Total		1,206,600	Total		1,066,900
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)				438,600				
0090										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				20,400				
										Appraised Land Value (Bldg)				1,348,000				
										Special Land Value				0				
										Total Appraised Parcel Value				1,807,000				
										Valuation Method				C				
										Total Appraised Parcel Value				1,807,000				
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-22-56	04-07-2022	MN	Maintenance	10,861		100	04-07-2022	STRIP & REROOF W/ARCHITE			09-11-2019	SJT	10		00	Measure & Listed		
2018-18	01-22-2018	AD	Addition	50,000	07-15-2019	100		CONSTRUCT A 17' X 17' 1 STY			07-17-2019	SJT	5		12	Property Est. - No Access		
14126	07-24-1996	MN	Maintenance	4,000	10-06-1997	100		STRIP & REROOF			04-12-2013	VGS			20	Field Review		
											07-23-2008	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	0.520	AC 35,000.00	1.00000	5	1.00	0090	3.661					1.0000	2.94	66,600
Total Card Land Units					1.44	AC	Parcel Total Land Area					1.44	Total Land Value					1,348,000

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		Tax Class T	W													
		Tot Fin Area 2925	District													
		Total Acres 1.438	Res Exem													
		Chapter Lan														
		GIS ID F_879078_2830218	Assoc Pid#													
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		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
Placard on front of house reflects Luther Price Jr. circa 1871.																
BUILDING PERMIT RECORD																
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Total Card Land Units					1.44 AC	Parcel Total Land Area					1.44	Total Land Value				1,348,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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			49,036
Interior Floor 2			Net Other Adj		14,040
Heat Fuel	02	Oil	Replace Cost		594,625
Heat Type	05	Hot Water	Year Built		2018
AC Type	03	Central	Effective Year Built		2018
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		3
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		97
Gas Fireplaces	0		Cns Sect Rcnd		61,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	289	289	289	169.68	49,036
CRL	Crawl Space	0	289	0	0.00	0
Ttl Gross Liv / Lease Area		289	578	289		49,036

