

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
BAYVIEW AT HARDEN HILL LLC 775 PLEASANT ST UNIT 1 WEYMOUTH MA 02189			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	657,100	657,100	
		SUPPLEMENTAL DATA			0 Light		RES LAND	1010	2,372,700	
		Alt Prcl ID	NEW FY2025	Cyclical Exemption	9	RESIDNTL	1010	11,200	11,200	
		Scnd Home		W		Total		3,041,000	3,041,000	
		Tax Class	T	District						
		Tot Fin Area	3789	Res Exem						
		Total Acres	2.000	Assoc Pid#						
		Chapter Lan								
		GIS ID	F_879409_2834491							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BAYVIEW AT HARDEN HILL LLC		57554 251	12-29-2022	Q	I	3,200,000	00	Year	Code	Assessed	Year	Code	Assessed
BOWES FREDERICK III		4724 0198	09-19-1979	U	I	115,000	1	2023	1010	578,700	2022	1010	477,500
									1010	2,074,200		1010	1,411,800
									1010	8,700		1010	8,700
								Total		2,661,600	Total		1,898,000
								Total			Total		1,650,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 657,100				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 11,200					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 2,372,700				
0090									Special Land Value 0				
NOTES								Total Appraised Parcel Value 3,041,000					
								Valuation Method C					
								Total Appraised Parcel Value 3,041,000					

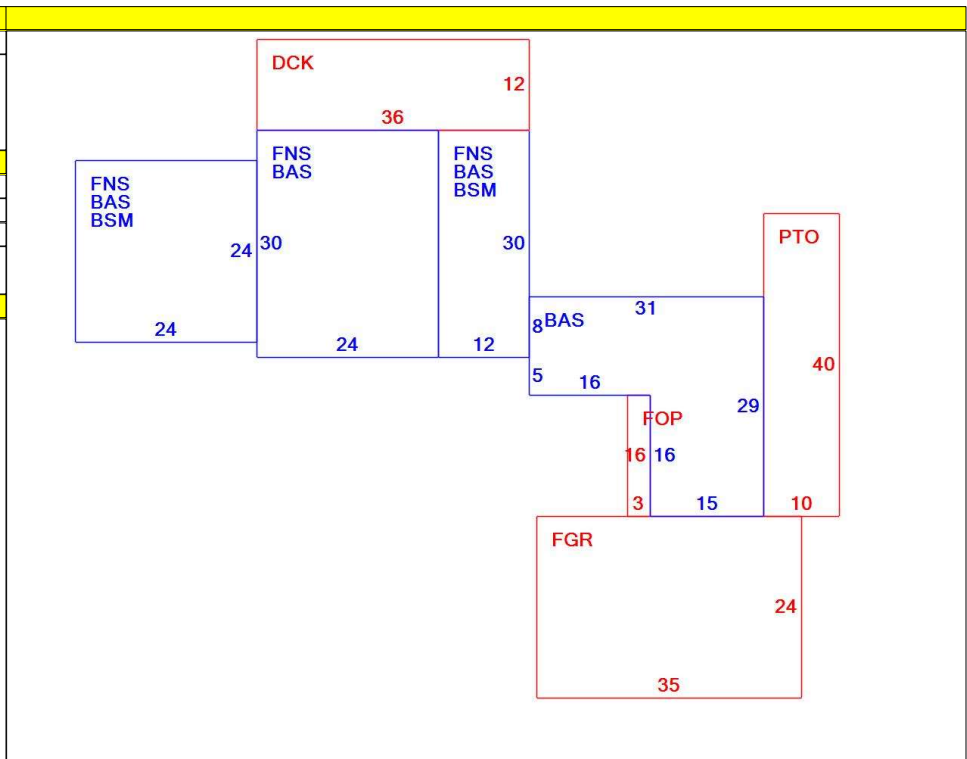
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
32	01-30-2007	MS	Miscellaneous	5,000		100		DCK 11X10'&10'SLIDER	05-08-2023	SJD	9	1	00	Measure & Listed
422	11-24-2006	MS	Miscellaneous	25,000		100		ROOF,SIDING,TRIM,WIN	11-03-2016	JLF	10	1	00	Measure & Listed
2252	12-14-1987	AD	Addition	58,000		100			04-12-2013	VGS			20	Field Review
									08-13-2007	KP		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		V175	1.7500	56.06	2,242,500
1	1010	Single Family	RC	Residual	1.082 AC	35,000.00	0.93937	5	1.00	0090	3.661			1.0000	2.76	130,200
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value			2,372,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	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	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	936				

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

COST / MARKET VALUATION	
Net Other Adj	831,089
Replace Cost	33,495
Year Built	864,585
Effective Year Built	1800
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	657,100
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
FGR1	Garage - 1 Sto	L	308	52.00	1995	A	70	C	1.00	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,299	2,299	2,299	189.66	436,028
BSM	Basement	0	936	187	37.89	35,466
DCK	Deck	0	432	43	18.88	8,155
FGR	Garage	0	840	336	75.86	63,726
FNS	Finished 90% Story	1,490	1,656	1,490	170.65	282,593
FOP	Open Porch	0	48	7	27.66	1,328
PTO	Patio	0	400	20	9.48	3,793
Ttl Gross Liv / Lease Area		3,789	6,611	4,382		831,089

