

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MONTMINY THOMAS A TT C/O 125 STANDISH REALTY TRUST 125 STANDISH ST		0	Water	0	Two-Way	0	Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	Septic	0	Paved	0	Good	RESIDNTL	1090	1,999,300	1,999,300	
				0	Medium			RES LAND	1090	4,054,300	4,054,300	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
DUXBURY MA 02332		Total Fin Area 5086		Chapter Lan								
GIS ID F_879261_2832999		Assoc Pid#										
Total										6,324,100	6,324,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MONTMINY THOMAS A TT		LCC 120570	06-24-2014	U	I	3,844,847	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LOWRY PATRICIA H & DAVID		LCC 108327	11-29-2005	U	I	1	1F	2023	1090	1,783,800	2022	1090	1,552,200	2021	1090	1,391,000
LOWRY PATRICIA H		LCC 87148	10-14-1994	Q	I	895,000	00		1090	4,166,700		1090	3,416,500		1090	2,566,000
HOVEY WILLIAM W TRUSTEE		LCC 86525	06-20-1994	U	I	1	1F		1090	190,500		1090	190,500		1090	190,500
Total										6,141,000	Total	5,159,200	Total	4,147,500		

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								
0090					Appraised Bldg. Value (Card)						1,999,300	
					Appraised Xf (B) Value (Bldg)						0	
					Appraised Ob (B) Value (Bldg)						270,500	
					Appraised Land Value (Bldg)						4,054,300	
					Special Land Value						0	
					Total Appraised Parcel Value						6,324,100	
					Valuation Method						C	
					Total Appraised Parcel Value						6,324,100	

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-20-166	08-31-2020	BP	Bldg Permit	75,000		100	01-08-2021	Install new windows & doors on		06-14-2017	JLF	5		01	Measure - No Entry
QP-20-32	03-19-2020	MN	Maintenance	40,000		100	04-21-2020	REPLACE 37 WINDOWS		05-18-2015	SJD	9		01	Measure - No Entry
2019-6	01-10-2019	MN	Maintenance	5,000		100		4 WINDOWS		04-12-2013	VGS			20	Field Review
2017-44	02-07-2017	BP	Bldg Permit	45,000	06-14-2017	100		15'X75' INGRD HEATED GUNIT		09-27-2012	KP	6		30	Quality Control
2016-400	11-16-2016	AD	Addition	193,420	06-14-2017	100		ONE STORY 1744' AND AN OPE		06-12-2007	K/D		1	00	Measure & Listed
2016-353	10-21-2016	DM	Demolish	14,500	06-14-2017	100		DEMO SECTIONS OF DWELLIN							
2014-188	09-23-2014	MN	Maintenance	16,500		100		STRIP & REROOF							

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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0090	3.661	W300	3.0000	96.11	3,844,200
1	1090	Multi Houses	PD	Residual	4.260	AC	35,000.00	0.36056	5	1.00	0090	3.661		1.0000	1.06	196,800
1	1090	Multi Houses	WP	Undevelop	1.820	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.17	13,300
Total Card Land Units					7.00	AC	Parcel Total Land Area					7.00	Total Land Value			4,054,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1140	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	6				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1140				

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

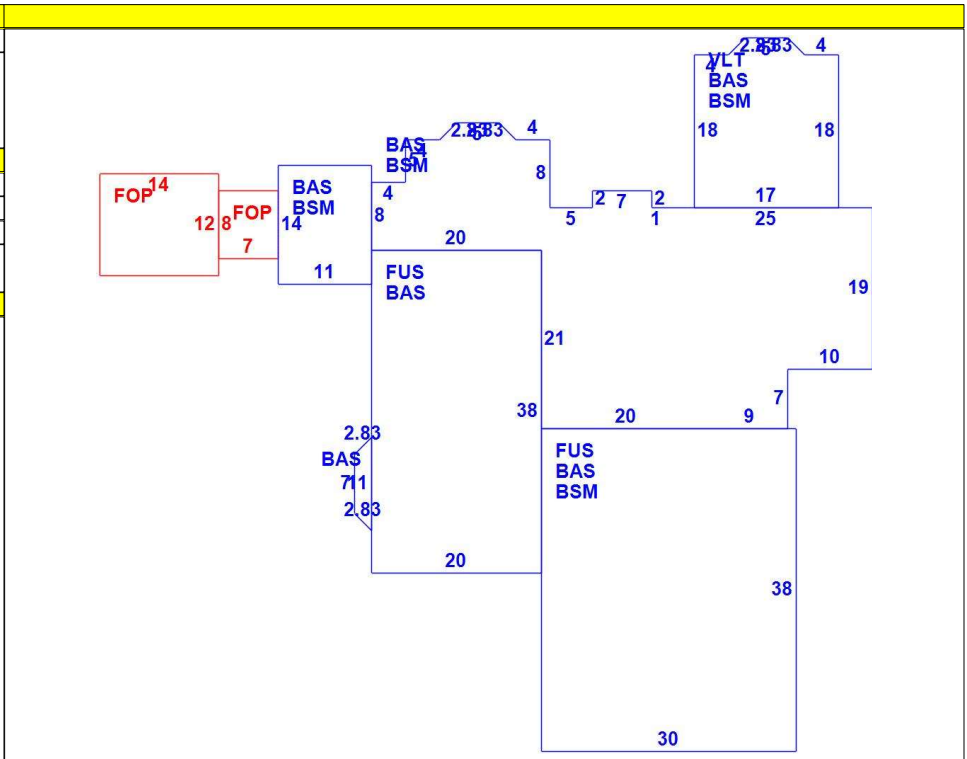
COST / MARKET VALUATION	
Net Other Adj	1,298,312
Replace Cost	59,850
Year Built	1,358,162
Effective Year Built	1875
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	1,113,700
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
DCK	Dock	L	2,288	45.00	1995	A	70	A	2.00	144,100
FGR2	Garage - 1 St	L	576	63.00	2004	A	70	A	2.00	50,800
SPL1	Ing Pool - Ave	L	1,125	64.00	2017	A	70	B	1.50	75,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,612	3,612	3,612	211.83	765,134
BSM	Basement	0	2,834	567	42.38	120,108
FOP	Open Porch	0	224	34	32.15	7,202
FUS	Finished Upper Story	1,900	1,900	1,900	211.83	402,479
VLT	Vaulted Ceiling	0	320	16	10.59	3,389
Ttl Gross Liv / Lease Area		5,512	8,890	6,129		1,298,312



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		940,683
Heat Fuel	03	Gas	Replace Cost		21,920
Heat Type	05	Hot Water	Year Built		962,603
AC Type	03	Central	Effective Year Built		2005
Bedrooms	1		Depreciation Code		2013
Full Baths	1		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		8
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		92
Gas Fireplaces	0		Cns Sect Rcnd		885,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1080		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	2,177	2,177	2,177	226.94	494,057
BSM	Basement	0	1,080	216	45.39	49,020
CAN	Canopy	0	44	4	20.63	908
DCK	Deck	0	176	18	23.21	4,085
FOP	Open Porch	0	64	10	35.46	2,269
SHD	Attached Shed	0	160	56	79.43	12,709
UBS	Unfinished First Fl	0	660	330	113.47	74,892
UHS	Unfinished Half Story	0	1,740	435	56.74	98,721
UUS	Unfinished Upper Story	0	1,740	870	113.47	197,441
WDK	Deck	0	288	29	22.85	6,581
Ttl Gross Liv / Lease Area		2,177	8,129	4,145		940,683

