

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
CRAVEN MARY L 55 EAGLES NEST RD DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	832,900	832,900	
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	1,292,900	
		Alt Prcl ID	500721	Cyclical	9	RESIDNTL	1010	8,700	8,700	
		Scnd Home		Exemption		Total				
		Tax Class	T	W		2,134,500				2,134,500
		Tot Fin Area	3191	District						
		Total Acres	1.008	Res Exem						
		Chapter Lan		Assoc Pid#						
		GIS ID	F_879953_2831597							

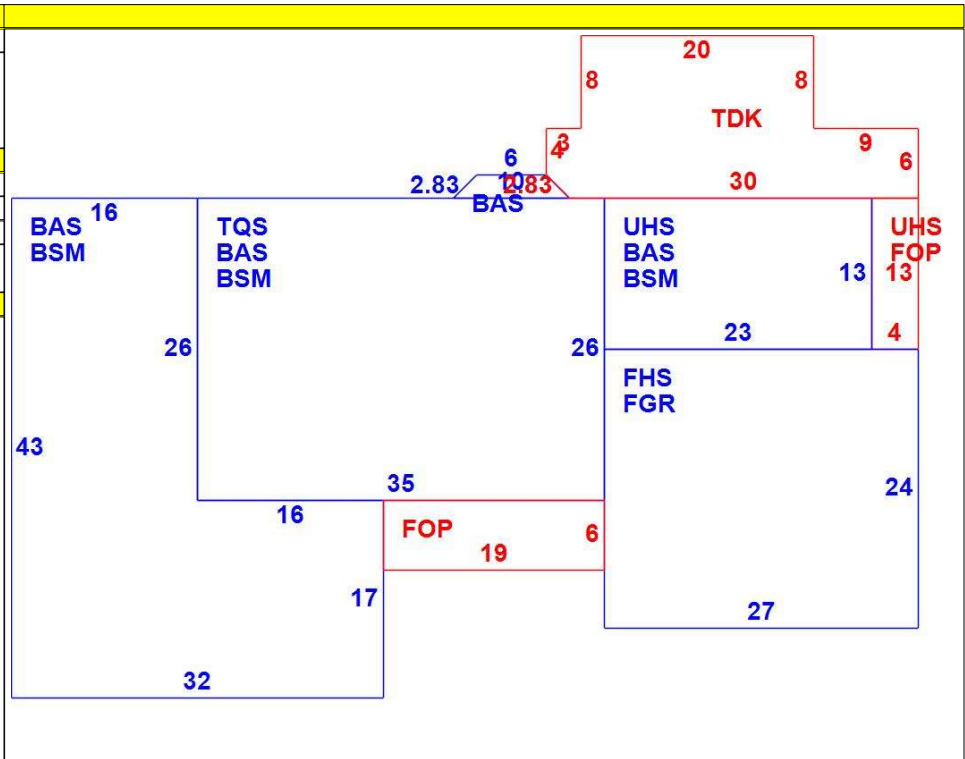
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CRAVEN MARY L		LCC	127875	12-10-2018	Q	I	1,285,800	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUNDAS MARY T		LCC	60668	09-01-1978	U	I	108,000	1	2023	1010	622,500	2022	1010	519,800	2021	1010	483,700
										1010	1,127,900		1010	767,300		1010	759,300
										1010	6,300		1010	6,300		1010	3,500
									Total		1,756,700	Total		1,293,400	Total		1,246,500

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															
NOTES															
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-22-343	09-28-2022	BP	Bldg Permit	40,000	08-01-2023	100		Remove existing deck and replac	08-01-2023	SJT	5		06	Inspection Only	
257	06-14-2005	MN	Maintenance	2,000		100		2 WINDOWS	06-19-2019	SJD	9		01	Measure - No Entry	
20000458	11-20-2000	RM	Remodel	5,000	01-01-2003	100		BATHROOM	04-12-2013	VGS			20	Field Review	
10815	05-11-1988	AD	Addition			100		DECK	08-05-2008	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	0.090	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.93	11,500
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			1,292,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2169	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			925,010
Interior Floor 2			Net Other Adj		43,520
Heat Fuel	03	Gas	Replace Cost		968,529
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		2007
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	14	
Total Rooms	8		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	1		Percent Good	86	
Gas Fireplaces	0		Cns Sect Rcnld		832,900
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2169		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	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,185	2,185	2,185	229.36	501,152
BSM	Basement	0	2,169	434	45.89	99,542
FGR	Garage	0	648	259	91.67	59,404
FHS	Finished Half Story	324	648	324	114.68	74,313
FOP	Open Porch	0	166	25	34.54	5,734
TDK	Trex Deck	0	350	35	22.94	8,028
TQS	Three Quarter Story	683	910	683	172.15	156,653
UHS	Unfinished Half Story	0	351	88	57.50	20,184
Ttl Gross Liv / Lease Area		3,192	7,427	4,033		925,010

