

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SICILIA MICHAEL			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
SICILIA MEREDITH			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,980,700	1,980,700		
10 BREWER LN									RES LAND	1010	1,296,500	1,296,500		
									RESIDNTL	1010	158,000	158,000		
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 9920 Total Acres 1.036 Chapter Lan			Cyclical 9 Exemption W District Res Exem								
GIS ID F_879551_2829987			Assoc Pid#											
										Total	3,435,200	3,435,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SICILIA MICHAEL	LCC	131336	12-30-2020	U	I	1,850,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BARNES PATRICK F JR	LCC	93434	06-01-1998	U	I	285,000	1P	2023	1010	1,132,700	2022	1300	768,900	2021	1010	579,100
									1010	1,131,000		1300	24,900		1010	760,800
									1010	24,900						
								Total	2,288,600		Total	793,800		Total	1,364,800	

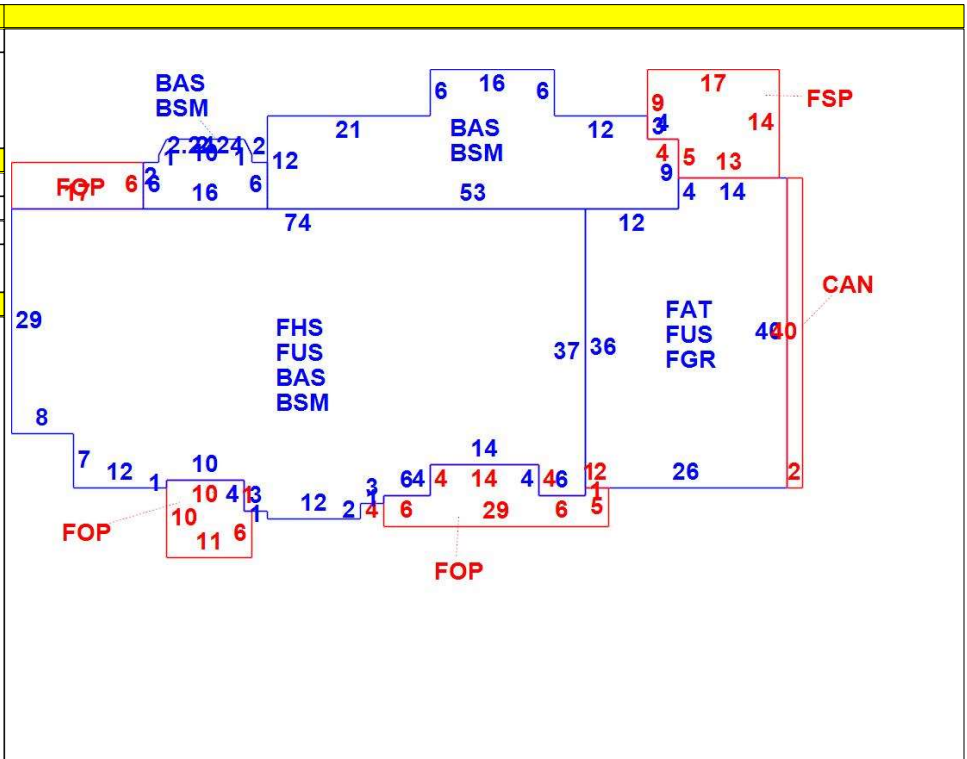
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
		Total	0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch		
0090						
<b>NOTES</b>						
					Appraised Bldg. Value (Card)	1,922,700
					Appraised Xf (B) Value (Bldg)	58,000
					Appraised Ob (B) Value (Bldg)	158,000
					Appraised Land Value (Bldg)	1,296,500
					Special Land Value	0
					Total Appraised Parcel Value	3,435,200
					Valuation Method	C
					Total Appraised Parcel Value	3,435,200

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-22-123	06-07-2022	RM	Remodel	156,260	04-13-2023	30		PLAN#AZ-042=CONVERT DET		07-21-2023	SJT	5		06	Inspection Only
BPO-21-475	11-10-2021	NC	New Construct	81,600	04-13-2023	25		20X36 GUNITE POOL & 7X7 SP		04-19-2022	SJT	5		05	Measure - Under Construct
BPO-21-418	11-09-2021	NC	New Construct	1,597,000	04-19-2022	55	03-13-2023	PLAN #AY-044 2 STRY 2494 SF							
BPO-21-245	07-07-2021	NC	New Construct	55,000		100	06-23-2022	5000 SF FOUNDATION							
BPO-21-85	04-06-2021	DM	Demolish	21,000	05-06-2021	100	05-06-2021	Demo existing home in its entirret							
BPO-21-14	01-20-2021	RM	Remodel	4,600	05-06-2021	100		Remove existing flooring through							
19990330	07-22-1999	MN	Maintenance	6,000		100		DOC CHGS IN CONST							

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	LOT 56		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.118	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	15,100
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			1,296,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3507	
Model	01	Residential	Bsmt Type	04	Full
Grade	13	Prime++	Unfin Area		
Stories	2.5		<b>CONDO DATA</b>		
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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		2,997,799
Interior Floor 2			Replace Cost		3,271,699
Heat Fuel	03	Gas	Year Built		2021
Heat Type	04	Forced Air-Duc	Effective Year Built		2020
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	8		Year Remodeled		
Half Baths	2		Depreciation %		1
Extra Fixtures	4		Functional Obsol		
Total Rooms	15		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		UC
Extra Kitchens	0		Condition %		55
Fireplaces	0		Percent Good		55
Extra Openings	0		Cns Sect Rcnd		1,799,400
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	2456		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3507		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
SHD1	Shed	L	144	21.00	2000	A	70	C	1.00	2,100
GNC	GENERATOR	L	1	24100.00	2023	G	85	A	2.00	41,000
ELV1	Elevator-Pass	B	1	105400.0	2023	G	55	A	0.00	58,000

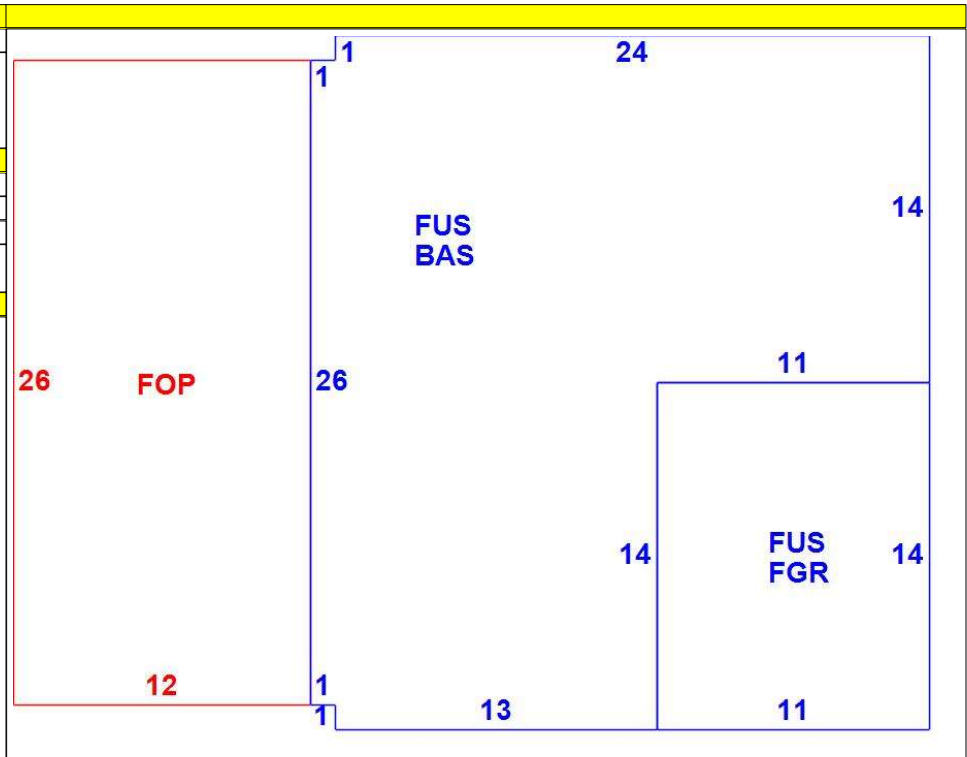
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,481	3,481	3,481	302.20	1,051,949
BSM	Basement	0	3,481	696	60.42	210,329
CAN	Canopy	0	80	8	30.22	2,418
FAT	Finished Attic	298	992	298	90.78	90,055
FGR	Garage	0	992	397	120.94	119,972
FHS	Finished Half Story	1,316	2,631	1,316	151.16	397,692
FOP	Open Porch	0	383	57	44.97	17,225
FSP	Screened Porch	0	218	44	60.99	13,297
FUS	Finished Upper Story	3,623	3,623	3,623	302.20	1,094,862
Ttl Gross Liv / Lease Area		8,718	15,881	9,920		2,997,799



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
SICILIA MICHAEL			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
SICILIA MEREDITH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,980,700	1,980,700							
10 BREWER LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,296,500	1,296,500								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 9920 Total Acres 1.036 Chapter Lan GIS ID F_879551_2829987			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	158,000	158,000							
						Total		3,435,200	3,435,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SICILIA MICHAEL		LCC 131336	12-30-2020	U	I	1,850,000	1	Year	Code	Assessed	Year	Code	Assessed			
BARNES PATRICK F JR		LCC 93434	06-01-1998	U	I	285,000	1P	2023	1010	1,132,700	2022	1300	768,900			
									1010	1,131,000		1010	760,800			
									1010	24,900		1010	24,900			
						Total		2,288,600	Total		793,800	Total		1,364,800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00						Appraised Bldg. Value (Card) 1,922,700							
									Appraised Xf (B) Value (Bldg) 58,000							
									Appraised Ob (B) Value (Bldg) 158,000							
									Appraised Land Value (Bldg) 1,296,500							
									Special Land Value 0							
									Total Appraised Parcel Value 3,435,200							
									Valuation Method C							
									Total Appraised Parcel Value 3,435,200							
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		
									04-14-2023	SJT	5		20	Field Review		
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	
2	1010	Single Family			SF		0.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.04	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	10	Wood Shingle			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Net Other Adj		394,622
Heat Type	04	Forced Air-Duc	Replace Cost		16,480
AC Type	03	Central	Year Built		411,102
Bedrooms	1		Effective Year Built		2022
Full Baths	1		Depreciation Code		2021
Half Baths	1		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	4		Depreciation %		0
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		UC
Extra Openings	0		Condition %		30
Gas Fireplaces	1		Percent Good		30
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		123,300
FBM Quality			Dep % Ovr		
Foundation	02	Slab	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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
SPL2	Ing Pool-Good	L	720	89.00	2022	G	85	A	2.00	108,900
SPL3	Ing Hot Tub	L	49	72.00	2023	G	85	A	2.00	6,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	544	544	544	292.10	158,900
FGR	Garage	0	154	62	117.60	18,110
FOP	Open Porch	0	312	47	44.00	13,729
FUS	Finished Upper Story	698	698	698	292.10	203,883
Ttl Gross Liv / Lease Area		1,242	1,708	1,351		394,622