

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DONOVAN NANCY L TT		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
ONEIL CATHERINE D TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,188,000	1,188,000
107 EAGLES NEST RD				0	Medium			RES LAND	1010		1,314,000	1,314,000
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4510 Total Acres 1.173 Chapter Lan			Cyclical 9 Exemption W District Res Exem			RESIDNTL	1010	16,400	16,400	
GIS ID F_879279_2831916		Assoc Pid#						Total		2,518,400	2,518,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DONOVAN NANCY L TT		LCC	134002	06-10-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ONEIL MICHAEL G JR		LCC	129059	08-30-2019	U	I	1,250,000	1	2023	1010	892,000	2022	1010	741,500	2021	1010	330,700	
RESTIVO PATRICIA A		LCC	104783	01-15-2004	Q	I	683,750	00		1010	1,146,300		1010	779,900		1010	770,600	
										1010	11,700		1010	11,700		1010	2,200	
		Total						Total		2,050,000		Total		1,533,100		Total		1,103,500

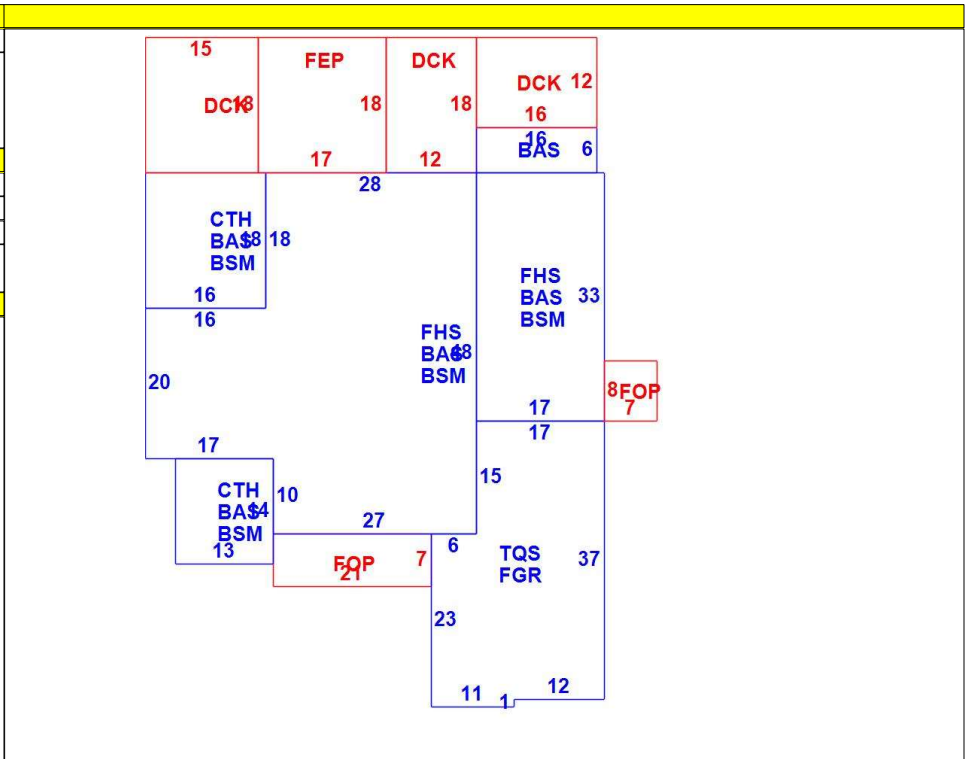
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0090																	
NOTES																	
Total Appraised Parcel Value								2,518,400									

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-20-311	11-06-2020	BP	Bldg Permit	34,600	04-14-2021	100		Add 2 ground level decks. 1 dec		04-14-2021	SJT	5		01	Measure - No Entry
BP-20-36	03-03-2020	AD	Addition	485,000	08-03-2020	100	11-18-2020	CONSTRUCT 260SF ADDITION		08-03-2020	SJT	5		20	Field Review
234	08-03-2007	DM	Demolish	11,000		100		SIN FAM DWELLING		05-21-2020	SJT	5		01	Measure - No Entry
368	10-16-2006	AD	Addition	52,000		100		1068'2ND FL&7X6 ADD		04-12-2013	VGS			20	Field Review
265	07-31-2006	NC	New Construct	305,000		100		1ST 2416SF,2ND844SF		05-02-2008	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			1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.255	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	32,600	
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value					1,314,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2685	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.5				
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			1,189,363
Interior Floor 2			Net Other Adj		35,360
Heat Fuel	03	Gas	Replace Cost		1,224,724
Heat Type	04	Forced Air-Duc	Year Built		2007
AC Type	03	Central	Effective Year Built		2018
Bedrooms	5		Depreciation Code		R
Full Baths	4		Remodel Rating		03
Half Baths	1		Year Remodeled		2020
Extra Fixtures	2		Depreciation %		3
Total Rooms	12		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		97
Gas Fireplaces	1		Cns Sect Rcnd		1,188,000
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	2685		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
SHD1	Shed	L	160	21.00	2020	E	100	C	1.00	3,400
GNR	GENERATOR	L	1	12400.00	2020	A	70	B	1.50	13,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,781	2,781	2,781	210.77	586,146
BSM	Basement	0	2,685	537	42.15	113,182
CTH	Cathedral Ceiling	0	470	47	21.08	9,906
DCK	Deck	0	678	68	21.14	14,332
FEP	Finished Enclosed Porch	0	306	184	126.74	38,781
FGR	Garage	0	772	309	84.36	65,127
FHS	Finished Half Story	1,108	2,215	1,108	105.43	233,531
FOP	Open Porch	0	203	30	31.15	6,323
TQS	Three Quarter Story	579	772	579	158.08	122,035
Ttl Gross Liv / Lease Area		4,468	10,882	5,643		1,189,363

