

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DONOVAN STEPHEN D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
DONOVAN CORINNE D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	526,700	526,700	
48 EAGLES NEST RD		SUPPLEMENTAL DATA			RES LAND	1010	1,219,100	1,219,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3853 Total Acres .71 Chapter Lan GIS ID F_879993_2831861			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700	
						Total		1,754,500	1,754,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONOVAN STEPHEN D		LCC 99785	08-17-2001	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed			
SARGENT PHILIP THOMAS		LCC 97273	04-26-2000	U	I	1	1F	2023	1010	522,100	2022	1010	469,400			
SARGENT PHILIP THOMAS F		LCC 96323	10-06-1999	U	I	100	1A		1010	1,064,300		1010	726,700			
									1010	6,300		1010	6,300			
								Total		1,592,700	Total		1,202,400	Total		1,141,000

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) 526,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES										VISIT / CHANGE HISTORY					
SMALL ORIGINAL SECTION OF HOUSE BUILT IN 1780.										Date	Id	Type	Is	Cd	Purpose/Result
										12-07-2022	SJT	6		30	Quality Control
										10-25-2018	JLF	6	1	30	Quality Control
										10-19-2016	JLF	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										07-13-2005	KP		1	00	Measure & Listed
										Total Appraised Parcel Value 1,754,500					

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
106	03-27-2002	AD	Addition	20,000	05-10-2004	100		2 FLR ADDS/GARAGE				12-07-2022	SJT	6		30	Quality Control
105	03-26-2002	DM	Demolish	5,000	12-18-2002	100		DEM REAR SEC OF HSE				10-25-2018	JLF	6	1	30	Quality Control
493	12-12-2001	AD	Addition	5,400	12-18-2002	100		10x18 COVERED PORCH				10-19-2016	JLF	10	1	00	Measure & Listed
467	11-15-2001	DM	Demolish	500	08-01-2002	100		DEMO CAR PORT				04-12-2013	VGS			20	Field Review
										07-13-2005	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	30,928 SF	10.77	1.00000	5	1.00	0090	3.661			1.0000	39.42	1,219,100
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			1,219,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1984	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.35		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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood	Net Other Adj		570,115
Interior Floor 2			Replace Cost		21,700
Heat Fuel	03	Gas	Year Built		591,814
Heat Type	05	Hot Water	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		2010
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	0		Cns Sect Rcnld		526,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1984		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	2004	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	2,782	2,782	2,782	121.43	337,818
BSM	Basement	0	1,984	397	24.30	48,208
FGR	Garage	0	796	318	48.51	38,615
FHS	Finished Half Story	216	432	216	60.72	26,229
FOP	Open Porch	0	72	11	18.55	1,336
FSP	Screened Porch	0	140	28	24.29	3,400
PTO	Patio	0	361	18	6.05	2,186
TQS	Three Quarter Story	855	1,140	855	91.07	103,823
UAT	Unfinished Attic	0	468	70	18.16	8,500
Ttl Gross Liv / Lease Area		3,853	8,175	4,695		570,115

