

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FALLON ARTHUR T TT (50%)		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
FALLON SUSAN E TT (50%)		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		528,300	528,300
105 MARSHALL ST		SUPPLEMENTAL DATA					RES LAND	1010	1,483,800		1,483,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2915 Total Acres 1.218 Chapter Lan		Cyclical 9 Exemption W District Res Exem		RESIDNTL		1010	3,400	3,400		
GIS ID F_880535_2832153		Assoc Pid#		Total		2,015,500		2,015,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FALLON ARTHUR T TT (50%)	LCC	125999	10-31-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FALLON ARTHUR T	LCC	124236	10-14-2016	U	I	1,000,000	1V	2023	1010	380,800	2022	1010	317,200	2021	1010	300,800	
THAYER WILLIAM S & MARION V	LCC	109982	12-20-2006	U	I	100	1F		1010	1,294,100		1010	881,400		1010	910,800	
									1010	2,300		1010	2,300		1010	2,300	
		Total						1,677,200		Total		1,200,900		Total		1,213,900	

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)	528,300			
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	3,400			
					Appraised Land Value (Bldg)	1,483,800			
					Special Land Value	0			
					Total Appraised Parcel Value	2,015,500			
					Valuation Method	C			
					Total Appraised Parcel Value	2,015,500			

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
BPO-22-133	04-05-2022	MN	Maintenance	21,786		100	04-05-2022	INSTALL 8 WINDOWS & 1 SLIDI	12-01-2022	SJT	10		00	Measure & Listed
QP-19-163	07-08-2010	MN		6,799		100		2 WINDOWS & 1 DOOR	04-12-2013	VGS			20	Field Review
139	06-30-2010	NC	New Construct	4,000		100		12X16 UTIL BLDG	08-27-2009	KP		1	00	Measure & Listed
357	11-05-2007	AD	Addition	35,000		100		280' KITCHEN,OVERGAR						

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		1.1000	35.24	1,409,500
1	1010	Single Family	RC	Residual	0.522	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	66,900
1	1010	Single Family	RC	Undevelop	1.008	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.17	7,400
Total Card Land Units					2.45	AC	Parcel Total Land Area					2.45	Total Land Value			1,483,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	959	
Model	01	Residential	Bsmt Type	04	Full
Grade	05	Ave/Good	Unfin Area		
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		699,916
Heat Type	05	Hot Water	Replace Cost		23,790
AC Type	01	None	Year Built		723,704
Bedrooms	4		Effective Year Built		1948
Full Baths	3		Depreciation Code		1994
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	1		Percent Good		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		528,300
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	959		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
SHD1	Shed	L	192	21.00	2010	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,755	1,755	1,755	183.56	322,148
BSM	Basement	0	959	192	36.75	35,244
FEP	Finished Enclosed Porch	0	120	72	110.14	13,216
FGR	Garage	0	638	255	73.37	46,808
FHS	Finished Half Story	319	638	319	91.78	58,556
FNS	Finished 90% Story	851	945	851	165.30	156,210
FUS	Finished Upper Story	357	357	357	183.56	65,531
PTO	Patio	0	230	12	9.58	2,203
Ttl Gross Liv / Lease Area		3,282	5,642	3,813		699,916

