

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
ROCKLAND TRUST COMPANY TRUS		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
OTH NOMINEE TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		2,515,500	2,515,500
22 WIANNO AVE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	3,729,000	3,729,000			
OSTERVILLE MA 02655		Alt Prcl ID Scnd Home NEW FY2025 Tax Class T Tot Fin Area 3924 Total Acres 1.588 Chapter Lan GIS ID F_882123_2830298		Cyclical Exemption W W District Res Exem		Assoc Pid#		RESIDNTL	1010	68,500	68,500	
										Total	6,313,000	6,313,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SICILIA MICHAEL & MEREDITH		57654 284	02-03-2023	Q	I	5,800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROCKLAND TRUST COMPANY TRUSTE		50949 232	03-29-2019	Q	I	5,400,000	00	2023	1010	1,958,800	2022	1010	1,820,200	2021	1010	1,519,000
CASO DAVID M & CASO DEBORAH J		43285 3	06-28-2013	U	I	2,000,000	1		1010	4,261,500		1010	3,869,500		1010	3,550,800
MYERS HENRIETTA F		2122 141	01-01-2001	U	I	0	1		1010	43,300		1010	43,300		1010	40,500
										Total	6,263,600	Total	5,733,000	Total		5,110,300

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						
0100					Appraised Bldg. Value (Card)			2,515,500		
					Appraised Xf (B) Value (Bldg)			0		
					Appraised Ob (B) Value (Bldg)			68,500		
					Appraised Land Value (Bldg)			3,729,000		
					Special Land Value			0		
					Total Appraised Parcel Value			6,313,000		
					Valuation Method			C		
					Total Appraised Parcel Value			6,313,000		

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-413	09-15-2021	RM	Remodel	45,105		100	02-09-2022	RMDL MASTER BATHRM. RPL	04-13-2023	SJD	9		01	Measure - No Entry	
2016-267	08-15-2016	RM	Remodel	27,500		100		FINISH 2000' OF BASEMENT F	06-19-2019	SJD	9		01	Measure - No Entry	
2013-273	10-28-2013	NC	New Construct	765,000	08-24-2015	100		CONST A SIN FAM DWELLING	05-21-2018	JLF	5		01	Measure - No Entry	
2013-270	10-28-2013	NC	New Construct	25,000	08-24-2015	100		INSTALL IN-GRD 16 X40 GUNIT	08-24-2015	JLF	5		01	Measure - No Entry	
2013-248	10-04-2013	NC	New Construct	85,000	05-30-2014	100		FOUNDATION FOR SINGLE FA	05-30-2014	JLF	5	1	00	Measure & Listed	
2013-247	10-04-2013	DM	Demolish	13,500	05-30-2014	100		DEMO EXISTING DWELLING	04-12-2013	VGS			20	Field Review	
										09-02-2008	BSB			01	Measure - No Entry

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	0100	3.519		W300	3.0000	92.38	3,695,100
1	1010	Single Family	RC	Residual	0.260	AC 35,000.00	1.00000	5	1.00	0100	3.519			1.0000	2.83	32,000
1	1010	Single Family	WP	Undevelop	0.270	AC 2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	1,900
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			3,729,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2659	
Model	01	Residential	Bsmt Type	04	
Grade	14	Prime+++	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		2,495,100
Interior Floor 2			Replace Cost		2,734,200
Heat Fuel	03	Gas	Year Built		2014
Heat Type	05	Hot Water	Effective Year Built		2013
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		8
Extra Fixtures	6		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		92
Fireplaces	1		Percent Good		
Extra Openings	1		Cns Sect Rcnd		2,515,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	2000		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2659		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	2014	A	70	C	1.00	8,700
SPL2	Ing Pool-Good	L	640	89.00	2014	A	70	B	1.50	59,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,660	2,660	2,660	354.72	943,555
BSM	Basement	0	2,660	532	70.94	188,711
FGR	Garage	0	960	384	141.89	136,212
FNS	Finished 90% Story	3,211	3,568	3,211	319.23	1,139,006
FOP	Open Porch	0	462	69	52.98	24,476
FUS	Finished Upper Story	88	88	88	354.72	31,215
PTO	Patio	0	1,792	90	17.82	31,925
Ttl Gross Liv / Lease Area		5,959	12,190	7,034		2,495,100

