

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
ANDERSON ANN E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
ANDERSON PHILLIP			0 No Sewer	0 Paved	0 Average	RESIDNTL	0104	645,600	645,600	
35 TAYLOR ST		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	0104	318,200	318,200		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 1		61A LAND	0717	466,200	362,800	Total	
		Scnd Home	Exemption		61A LAND	0718	67,300	700		
		Tax Class T	W				389,800	900		
		Tot Fin Area 4375	District							
		Total Acres 11.158	Res Exem							
		Chapter Lan	Assoc Pid#							
		GIS ID F_853607_2847135								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ANDERSON ANN E		11743 0248	03-31-1993	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0104	496,600	2022	0104	409,600	2021	0104	417,900
									0104	330,600		0104	274,900		0104	222,300
									0104	320,400		0104	320,400		0104	320,400
									0717	900		0717	800		0717	900
									0718	800		0718	800		0718	800
								Total		1,149,300	Total		1,006,500	Total		962,200

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		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0050						645,600	0	466,200	775,300	1,600	1,887,100	C
Total											1,887,100	

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
QPO-22-29	11-30-2022	MN	Maintenance	2,000		100		Install 2 windows		01-01-2018	AO	3		99	Vacant Land
QPO-22-64	04-12-2022	MN	Maintenance	4,580		100	04-12-2022	INSTALL 6 WINDOWS		04-12-2013	VGS			20	Field Review
										09-06-2006	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	0718	Pasture	RC	Secondary	1.836 AC	190,590.00	1.00000	0	1.00	0050	1.000	1-1-2023 thru 12-31-2032	1.0000	4.38	350,000
1	0717	Prod Wood	RC	Residual	7.100 AC	35,000.00	0.27085	5	1.00	0050	1.000		1.0000	0.22	67,300
1	0718	Pasture	RC	Residual	1.680 AC	35,000.00	0.67619	5	1.00	0050	1.000		1.0000	0.54	39,800
Total Card Land Units					10.62 AC	Parcel Total Land Area					11.16	Total Land Value			457,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			<b>CONDO DATA</b>							
Occupancy			Parcel Id	C	Owne					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description					
Roof Structure			Condo Flr		Factor%					
Roof Cover			Condo Unit							
Interior Wall 1			<b>COST / MARKET VALUATION</b>							
Interior Wall 2					0					
Interior Floor 1			Net Other Adj		33,375					
Interior Floor 2			Replace Cost		0					
Heat Fuel			Year Built		0					
Heat Type			Effective Year Built		0					
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %		0					
Extra Fixtures			Functional Obsol							
Total Rooms			External Obsol							
Bath Style			Trend Factor		1.000					
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good		72					
Extra Openings			Cns Sect Rcnld		0					
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

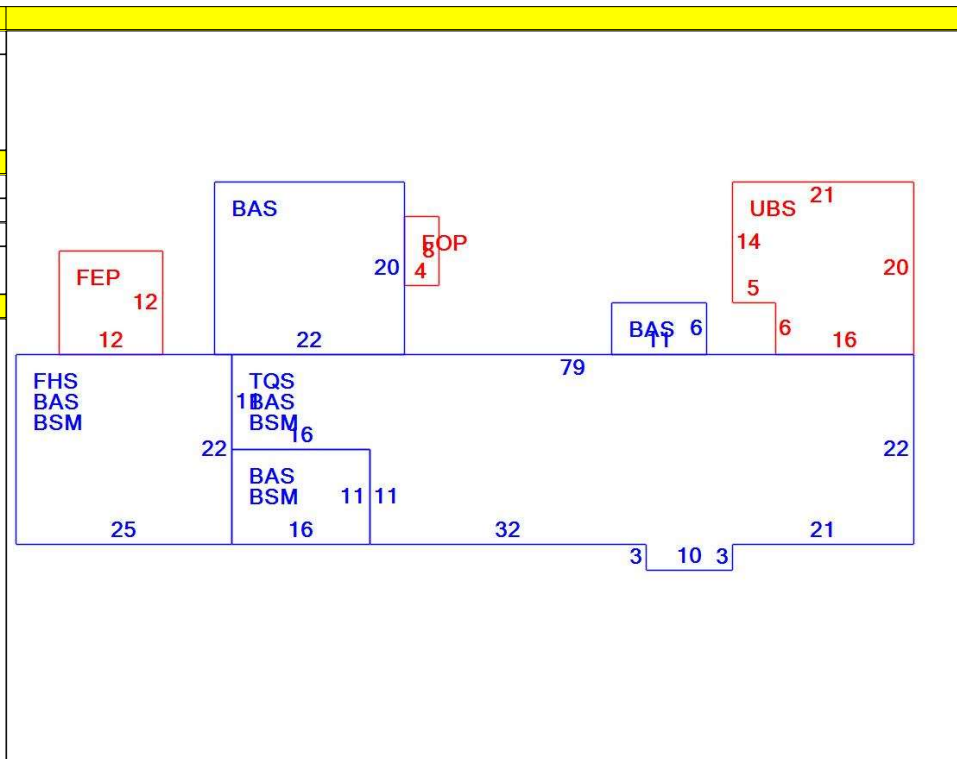
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	2318	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	390.00	Full
Stories	1.75				
Occupancy	2				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	2318				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	874,557
Replace Cost	34,710
Year Built	909,267
Effective Year Built	1800
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	645,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FGR1	Garage - 1 Sto	L	900	52.00	1980	A	70	C	1.00	32,800
STB1	Stable	L	18,96	28.00	1980	A	70	C	1.00	331,800
BRN1	Barn - 1 Story	L	2,400	39.00	1980	A	70	C	1.00	65,500
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
SHD1	Shed	L	20	21.00	1980	A	70	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,824	2,824	2,824	173.42	489,738
BSM	Basement	0	2,318	464	34.71	80,467
FEP	Finished Enclosed Porch	0	144	86	103.57	14,914
FHS	Finished Half Story	275	550	275	86.71	47,691
FOP	Open Porch	0	32	5	27.10	867
TQS	Three Quarter Story	1,194	1,592	1,194	130.07	207,063
UBS	Unfinished First Fl	0	390	195	86.71	33,817
Ttl Gross Liv / Lease Area		4,293	7,850	5,043		874,557

