

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
DOVNER JACQUELINE TT		0	Water	0	Two-Way	0	Excellent	Description	Code		Appraised	Assessed
JACKDUX REALTY TRUST		0	Septic	0	Gravel	0	Average	RESIDNTL	1010		2,839,900	2,839,900
20 BRADFORD RD		SUPPLEMENTAL DATA			0	None	0	Ocean Ft	RES LAND		1010	4,038,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500578 Tax Class T Tot Fin Area 6356 Total Acres 1.302 Chapter Lan GIS ID F_881991_2830623			Cyclical 9 Exemption W District W Res Exem			RESIDNTL	1010	91,100	91,100	
										Total	6,969,200	6,969,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DOVNER JACQUELINE TT		48764	274	08-07-2017	Q	I	5,425,000	00	Year	Code	Assessed	Year	Code	Assessed	
MARINA PROPERTIES LLC		44791	1	09-30-2014	U	I	4,875,000	1	2023	1010	2,242,100	2022	1010	2,056,100	
OLIVER R SCOTT & ANN MARIE		32622	88	05-03-2006	U	I	100	1A		1010	4,263,000		1010	3,870,700	
OLIVER R SCOTT		32418	296	03-28-2006	U	I	100	1A		1010	54,900		1010	54,900	
OLIVER ANN MARIE		12108	126	08-10-1993	Q	I	1	00	Total						
										Total	6,560,000	Total	5,981,700	Total	5,368,400

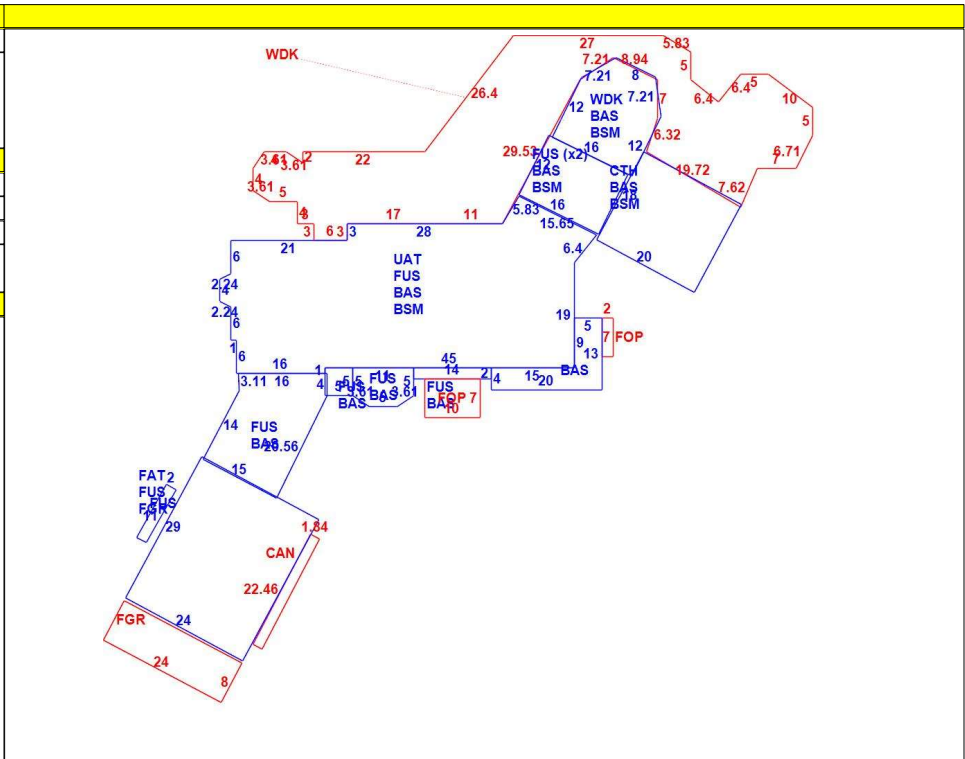
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
		Total	0.00										

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					2,839,900
0100					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					91,100
					Appraised Land Value (Bldg)					4,038,200
					Special Land Value					0
					Total Appraised Parcel Value					6,969,200
					Valuation Method					C
					Total Appraised Parcel Value					6,969,200

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
20015-272	11-09-2015	MN	Maintenance	7,596		100		NEW PATIO DOOR	04-06-2018	SJD	9		12	Property Estimated - No Ac
2014-308	10-22-2014	RM	Remodel	57,026	08-24-2015	100		INSTALL PATIO DOOR CONVE	08-24-2015	JLF	5		12	Property Estimated - No Ac
483	10-25-2005	MS	Miscellaneous	30,000	06-22-2006	100		INGRD GUNITE POOL	01-26-2015	SJD	9	1	00	Measure & Listed
471	10-07-2005	AD	Addition	102,000	06-22-2006	100		POOL/GUEST HOUSE	04-12-2013	VGS			20	Field Review
470	10-07-2005	DM	Demolish	10,000	06-22-2006	100		EXISTING GARAGE	10-01-2012	KP	6		30	Quality Control
569	11-19-2004	RM	Remodel	322,000	06-22-2006	100		CONS 900SQ GAR & ADD	08-26-2008	BSB		1	00	Measure & Listed
13396	09-07-1994	NC	New Construct	82,000	10-16-1995	100		16X17 SUNR.GAZ & OT						

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		W325	3.2500	100.08	4,003,000
1	1010	Single Family	RC	Residual	0.280	AC 35,000.00	1.00000	5	1.00	0100	3.519			1.0000	2.83	34,500
1	1010	Single Family	RC	Undevelop	0.100	AC 2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	700
Total Card Land Units					1.30	AC	Parcel Total Land Area					1.30	Total Land Value			4,038,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2432	
Model	01	Residential	Bsmt Type	03	
Grade	14	Prime+++	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id _____ C _____ Owne _____		
Exterior Wall 1	14	Wood Shingle	_____ B _____ S _____		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	03	Gable	Condo Flr _____		
Roof Cover	03	Asphalt	Condo Unit _____		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Net Other Adj 2,664,346		
Interior Floor 1	12	Hardwood	Replace Cost 274,200		
Interior Floor 2			Year Built 2005		
Heat Fuel	03	Gas	Effective Year Built 2012		
Heat Type	05	Hot Water	Depreciation Code VG		
AC Type	03	Central	Remodel Rating _____		
Bedrooms	6		Year Remodeled _____		
Full Baths	5		Depreciation % 9		
Half Baths	1		Functional Obsol _____		
Extra Fixtures	9		External Obsol _____		
Total Rooms	13		Trend Factor 1.000		
Bath Style	03	Modern	Condition _____		
Kitchen Style	03	Modern	Condition % _____		
Extra Kitchens	0		Percent Good 91		
Fireplaces	3		Cns Sect Rcnd 2,674,100		
Extra Openings	1		Dep % Ovr _____		
Gas Fireplaces	0		Dep Ovr Comment _____		
Sq Ft Fin Bsmt	2112		Misc Imp Ovr _____		
FBM Quality	05	Living Area	Cost to Cure Ovr _____		
Foundation	06	Poured Conc	Cost to Cure Ovr Comment _____		
Bsmt Garage	0				
Bsmt Area	2432				



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
WDK	Deck	L	125	21.00	2006	G	85	B	1.50	3,300
SPL2	Ing Pool-Good	L	1,100	89.00	2006	G	85	C	1.00	83,200
SPL3	Ing Hot Tub	L	50	72.00	2006	G	85	B	1.50	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,994	2,994	2,994	346.92	1,038,678
BSM	Basement	0	2,433	487	69.44	168,950
CAN	Canopy	0	41	4	33.85	1,388
CTH	Cathedral Ceiling	0	360	36	34.69	12,489
FAT	Finished Attic	209	696	209	104.18	72,506
FGR	Garage	0	888	355	138.69	123,157
FOP	Open Porch	0	84	13	53.69	4,510
FUS	Finished Upper Story	3,155	3,155	3,155	346.92	1,094,533
UAT	Unfinished Attic	0	1,617	243	52.13	84,302
WDK	Deck	0	1,839	184	34.71	63,833
Ttl Gross Liv / Lease Area		6,358	14,107	7,680		2,664,346



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JACKDUX REALTY TRUST		0	Septic	0	Gravel	0	Average	RESIDNTL	1010		2,839,900	2,839,900
20 BRADFORD RD		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	4,038,200		4,038,200	91,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500578 Tax Class T Tot Fin Area 6356 Total Acres 1.302 Chapter Lan		Cyclical Exemption W W District Res Exem		Assoc Pid#		Total		6,969,200	6,969,200	

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MARINA PROPERTIES LLC		44791 1	09-30-2014	U	I	4,875,000	1	2023	1010	2,242,100	2022	1010	2,056,100	2021	1090	1,762,300
OLIVER R SCOTT & ANN MARIE		32622 88	05-03-2006	U	I	100	1A		1010	4,263,000		1010	3,870,700		1090	3,551,200
OLIVER R SCOTT		32418 296	03-28-2006	U	I	100	1A		1010	54,900		1010	54,900		1090	54,900
OLIVER ANN MARIE		12108 126	08-10-1993	Q	I	1	00	Total		6,560,000	Total		5,981,700	Total		5,368,400

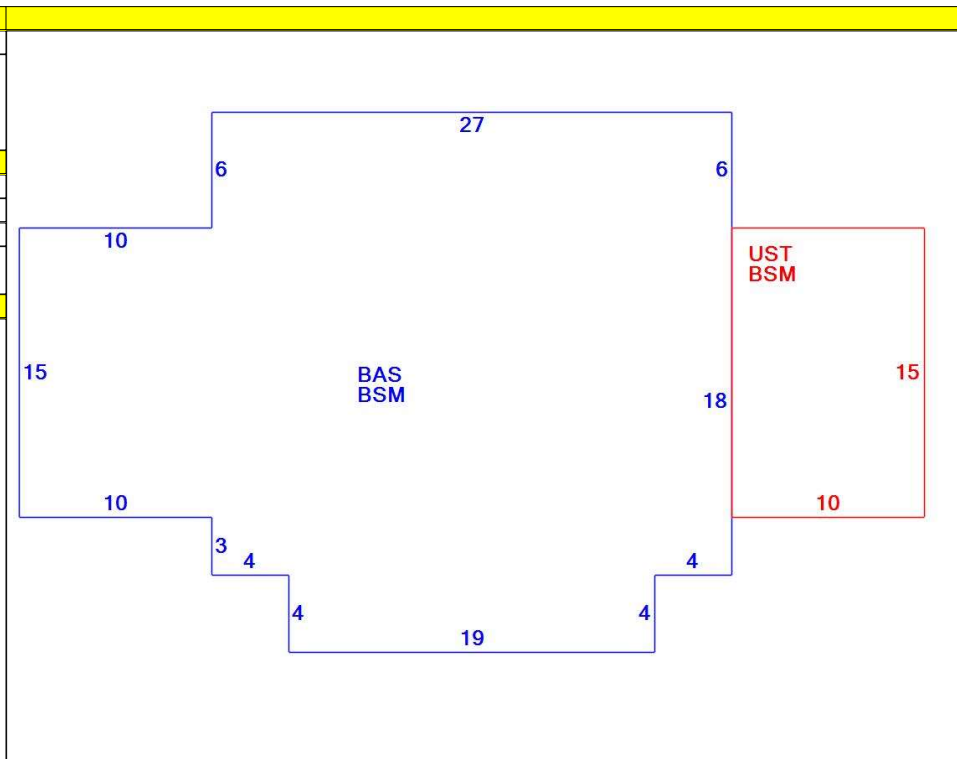
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					2,839,900
0100					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					91,100
					Appraised Land Value (Bldg)					4,038,200
					Special Land Value					0
					Total Appraised Parcel Value					6,969,200
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					Total Appraised Parcel Value					6,969,200

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

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
2	1010	Single Family			0.000 AC	0.00	1.00000	0	1.00	0100	3.519				0.0000	0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.30	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		176,659
Interior Floor 2			Replace Cost		9,600
Heat Fuel	03	Gas	Year Built		186,260
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	03	Central	Depreciation Code		2010
Bedrooms	1		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		11
Extra Fixtures	2		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	0		Cns Sect Rcnld		165,800
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	1024		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	874	874	874	156.06	136,396	
BSM	Basement	0	1,024	205	31.24	31,992	
UST	Unfinished Utility Area	0	150	53	55.14	8,271	
Ttl Gross Liv / Lease Area		874	2,048	1,132		176,659	

