

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GONDER NANCY M & BARRY J TT NANCY M GONDER TRUST 286 MARSHALL ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	Septic	0	Paved	0	Very Good	RESIDNTL	1010	3,562,100	3,562,100	
		SUPPLEMENTAL DATA		Cyclical Exemption W W		District Res Exem		RES LAND	1010	4,442,600	4,442,600	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6386 Total Acres 2.648 Chapter Lan GIS ID F_881731_2830679		Assoc Pid#		RESIDNTL		1010	259,900	259,900		
						Total		8,264,600	8,264,600			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GONDER NANCY M & BARRY J TT		50120	0071	08-01-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GONDER BARRY J		42183	0223	11-01-2012	Q	I	2,760,000	00	2023	1010	2,767,200	2022	1010	2,568,100
KELLY ROBERT J & JOAN F TT		14361	0275	05-15-1996	U	I	100	1F		1010	4,738,400		1010	4,305,300
KELLY JOAN F		10022	0156	06-15-1981	U	I	1	1A		1010	128,700		1010	128,700
		Total							7,634,300		Total		7,002,100	
									Total				4,454,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										3,562,100				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										259,900				
Appraised Land Value (Bldg)										4,442,600				
Special Land Value										0				
Total Appraised Parcel Value										8,264,600				
Valuation Method										C				
Total Appraised Parcel Value										8,264,600				

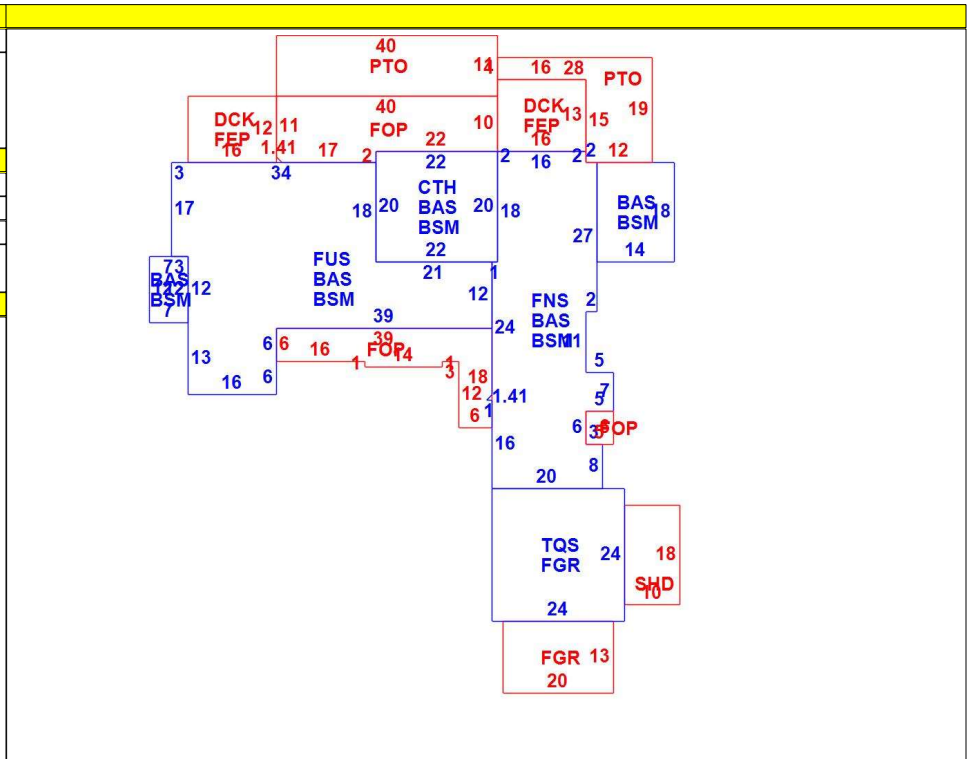
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-234	11-02-2020	BP	Bldg Permit	56,350		100	10-02-2020	Finish approx 1000sf of basemen		04-27-2021	SJT	5		20	Field Review
BPO-20-123	08-10-2020	BP	Bldg Permit	81,400	03-09-2021	100		Install a 20x40sf inground pool wi		03-09-2021	SJT	5		05	Measure - Under Construct
BP-19-253	08-01-2019	NC		1,755,000	04-27-2021	100		CONSTRUCT A SF, 1ST FL: 329		09-24-2020	SJT	5		20	Field Review
BP-19-252	08-01-2019	DM		12,000	03-04-2020	100		DEMOLITION OF DWELLING A		08-03-2020	SJT	5		20	Field Review
670	12-16-2003	AD	Addition	20,000	10-18-2004	100		9X22 ADD & RM KITCHE		05-11-2020	SJT	5		05	Measure - Under Construct
13353	08-12-1994	RM	Remodel	12,000	10-16-1995	100		ENC 6X16 DECK		03-04-2020	SJT	5		12	Property Est. - No Access
13032	11-24-1993	AD	Addition	160,000	10-16-1995	100		24X56 1ST FL+2ND+DCK		04-12-2013	VGS			20	Field Review

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		W350	3.5000	107.78	
1	1010	Single Family	RC	Residual	1.190	AC 35,000.00	0.87221	5	1.00	0100	3.519			1.0000	2.47	
1	1010	Single Family	RC	Undevelop	0.540	AC 2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	
Total Card Land Units					2.65	AC	Parcel Total Land Area					2.65	Total Land Value			4,442,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3422	
Model	01	Residential	Bsmt Type	04	
Grade	16	Estate	Unfin Area	0.00	Full
Stories	2				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	10	Hydro-Air			
AC Type	03	Central			
Bedrooms	5				
Full Baths	6				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	14				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	11	Excellent			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	3422				

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

COST / MARKET VALUATION		
Net Other Adj		3,336,626
Replace Cost		298,200
Year Built		3,634,827
Effective Year Built		2020
Depreciation Code		2019
Remodel Rating		A
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	98	
Cns Sect Rcnld		3,562,100
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
WDK	Deck	L	256	21.00	2020	A	70	B	1.50	5,600
FGR1	Garage - 1 Sto	L	561	52.00	1995	A	70	B	1.50	30,600
SPL2	Ing Pool-Good	L	800	89.00	2020	G	85	A	2.00	121,000
GNC	GENERATOR	L	1	24100.00	2020	G	85	C	1.00	20,500
PVL2	Pavilion - Avg	L	696	139.00	2021	G	85	C	1.00	82,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,422	3,422	3,422	419.86	1,436,761
BSM	Basement	0	3,422	684	83.92	287,184
CTH	Cathedral Ceiling	0	440	44	41.99	18,474
DCK	Deck	0	400	40	41.99	16,794
FEP	Finished Enclosed Porch	0	400	240	251.92	100,766
FGR	Garage	0	836	334	167.74	140,233
FNS	Finished 90% Story	1,018	1,131	1,018	377.91	427,417
FOP	Open Porch	0	786	118	63.03	49,543
FUS	Finished Upper Story	1,515	1,515	1,515	419.86	636,088
PTO	Patio	0	732	37	21.22	15,535
Ttl Gross Liv / Lease Area		6,387	13,840	7,947		3,336,626



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
GONDER NANCY M & BARRY J TT NANCY M GONDER TRUST 286 MARSHALL ST DUXBURY MA 02332			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed								
			0 Septic	0 Paved	0 Very Good	RESIDNTL	1010	3,562,100	3,562,100								
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	4,442,600		4,442,600						
		Alt Prcl ID	Cyclical 9			RESIDNTL	1010	259,900	259,900								
		Scnd Home	Exemption			Total											
		Tax Class T	W W							8,264,600		8,264,600					
		Tot Fin Area 6386	District														
		Total Acres 2.648	Res Exem														
		Chapter Lan	Assoc Pid#														
		GIS ID F_881731_2830679															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed				
								2023	1010	2,767,200	2022	1010	2,568,100				
									1010	4,738,400		1010	4,305,300				
									1010	128,700		1010	14,500				
								Total		7,634,300	Total		7,002,100				
								Total		4,454,800	Total		4,454,800				
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																	
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing			Batch				Appraised Bldg. Value (Card)			3,562,100			
0100											Appraised Xf (B) Value (Bldg)			0			
											Appraised Ob (B) Value (Bldg)			259,900			
											Appraised Land Value (Bldg)			4,442,600			
											Special Land Value			0			
											Total Appraised Parcel Value			8,264,600			
											Valuation Method			C			
											Total Appraised Parcel Value			8,264,600			
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
Total Card Land Units						Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	03	Colonial			Bsmt Area	3422				
Model	01	Residential			Bsmt Type	04				
Grade	16	Estate			Unfin Area	0.00	Full			
Stories	2				CONDO DATA					
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	10	Wood Shingle			Condo Unit					
Interior Wall 1	05	Drywall			COST / MARKET VALUATION					
Interior Wall 2					Net Other Adj		298,200			
Interior Floor 1	12	Hardwood			Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel	03	Gas			Effective Year Built					
Heat Type	10	Hydro-Air			Depreciation Code					
AC Type	03	Central			Remodel Rating					
Bedrooms	5				Year Remodeled					
Full Baths	6				Depreciation %					
Half Baths	1				Functional Obsol					
Extra Fixtures	1				External Obsol					
Total Rooms	14				Trend Factor					
Bath Style	03	Modern			Condition					
Kitchen Style	03	Modern			Condition %					
Extra Kitchens	0				Percent Good					
Fireplaces	3				Cns Sect Rcnd					
Extra Openings	1				Dep % Ovr					
Gas Fireplaces	0				Dep Ovr Comment					
Sq Ft Fin Bsmt	1000				Misc Imp Ovr					
FBM Quality	11	Excellent			Misc Imp Ovr Comment					
Foundation	06	Poured Conc			Cost to Cure Ovr					
Bsmt Garage	0				Cost to Cure Ovr Comment					
Bsmt Area	3422									
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				
SHD	Attached Shed	0	180	63	146.95	26,451				
TQS	Three Quarter Story	432	576	432	314.90	181,380				
Ttl Gross Liv / Lease Area										