

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | |
|-----------------------------|------------|--------------|-------------|-----------------------|------------|----------------------------------|------------------------|---|--------|--------------------------------|--------------------------------|-------------------------------|--------------------|--|--------------|--------------------|------------|--------------|--------------------|--|
| DUXBURY HOUSING AUTHORITY | | | | 0 Water 0 No Sewer | | 0 Arterial 0 Paved 0 Heavy | | 0 Average 0 Average | | Description | Code | Appraised | Assessed | | | | | | | |
| 59 CHESTNUT ST | | | | | | | | | | BLDG | 970R | 401,500 | 401,500 | VISION | | | | | | |
| DUXBURY MA 02332 | | | | | | | | | | LAND | 970R | 291,000 | 291,000 | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | Total | | 692,500 | 692,500 | | | | | | | |
| Alt Prcl ID | | Scnd Home | | Tax Class E | | Tot Fin Area 3338 | | Total Acres .102 | | Chapter Lan | | GIS ID F_877895_2834490 | | Cyclical Exemption W District Res Exem 9 | | | | | | |
| Assoc Pid# | | | | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| DUXBURY HOUSING AUTHORITY | | | 4970 0116 | | 03-27-1981 | U | I | 1 | | 1K | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| | | | | | | | | | | | 2023 | 970R 970R | 401,500 266,900 | 2022 | 970R 970R | 401,500 235,200 | 2021 | 970R 970R | 401,500 239,400 | |
| | | | | | | | | | | | Total | | 668,400 | Total | | 636,700 | Total | | 640,900 | |
| 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 | | Appraised Bldg. Value (Card) | | | | | 401,500 | | | |
| 0070 | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | 0 | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | 0 | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | | | 291,000 | | | |
| | | | | | | | | | | | | Special Land Value | | | | | 0 | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | | 692,500 | | | |
| | | | | | | | | | | | | Valuation Method | | | | | C | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | | 692,500 | | | |
| 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 | | | | |
| 295 | 10-07-2008 | DM | Demolish | 2,500 | | 100 | | R 3RD FLR EXT UNIT | | | 05-19-2014 | DG | | | 00 | Measure & Listed | | | | |
| 84 | 07-28-2008 | MN | Maintenance | 48,500 | | 100 | | WOODSIDING,WIND,DOOR | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | |
| | | | | | | | | | | | 09-03-2009 | KPO | | 4 | 09 | Total Refusal | | | | |
| 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 | 970R | Housing Auth | NB | Primary | 4,483 SF | 46.73 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | | 1.0000 | | 64.91 | 291,000 | | | |
| Total Card Land Units | | | | | 0.10 | AC | Parcel Total Land Area | | | | | 0.10 | Total Land Value | | | | | 291,000 | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 45 | Apt House | Bsmt Area | 987 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 06 | Good | Unfin Area | 0.00 | N/A |
| Stories | 2 | | | | |
| Occupancy | 3 | | CONDO DATA | | |
| Exterior Wall 1 | 11 | Clapboard | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 462,598 |
| Interior Floor 2 | | | Net Other Adj | | 21,170 |
| Heat Fuel | 03 | Gas | Replace Cost | | 483,768 |
| Heat Type | 05 | Hot Water | Year Built | | 1940 |
| AC Type | 01 | None | Effective Year Built | | 2004 |
| Bedrooms | 4 | | Depreciation Code | | E |
| Full Baths | 3 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 2 | | Depreciation % | | 17 |
| Total Rooms | 7 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 83 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 401,500 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 987 | | 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,740 | 1,740 | 1,740 | 147.47 | 256,589 |
| BSM | Basement | 0 | 924 | 185 | 29.52 | 27,281 |
| FHS | Finished Half Story | 462 | 924 | 462 | 73.73 | 68,129 |
| FOP | Open Porch | 0 | 28 | 4 | 21.07 | 590 |
| FUS | Finished Upper Story | 528 | 528 | 528 | 147.47 | 77,862 |
| TQS | Three Quarter Story | 216 | 288 | 216 | 110.60 | 31,852 |
| WDK | Deck | 0 | 16 | 2 | 18.43 | 295 |
| Ttl Gross Liv / Lease Area | | 2,946 | 4,448 | 3,137 | | 462,598 |

