

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
LINEHAN MURPHY JANICE 47 ARROWHEAD RD DUXBURY MA 02332		9 Steep	0 Water	0 Two-Way	0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 804,400 512,100	Assessed 804,400 512,100						
			0 No Sewer	0 Paved	0 Average										
		SUPPLEMENTAL DATA													
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3119 Total Acres 1.828 Chapter Lan GIS ID F_874165_2833813		Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total 1,316,500 1,316,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LINEHAN MURPHY JANICE		12878 0344	05-13-1994	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
MURPHY MARGUERITE J LIFE EST		12649 0149	02-08-1994	U	I	1	1F	2023	1010	603,600	2022	1010	506,000		
									1010	549,600	2021	1010	336,900		
								Total		1,153,200	Total		855,200		
								Total		816,500	Total		816,500		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BP-19-124	04-18-2019	AD		387,500	03-06-2020	100		MASTER SUITE ADDITION 700'	03-06-2020	SJT	5		00	Measure & Listed	
									07-25-2019	SJT	5		20	Field Review	
									06-24-2019	SJT	5		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									12-15-2006	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.910 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	42,700
Total Card Land Units					1.83 AC	Parcel Total Land Area					1.83	Total Land Value			512,100

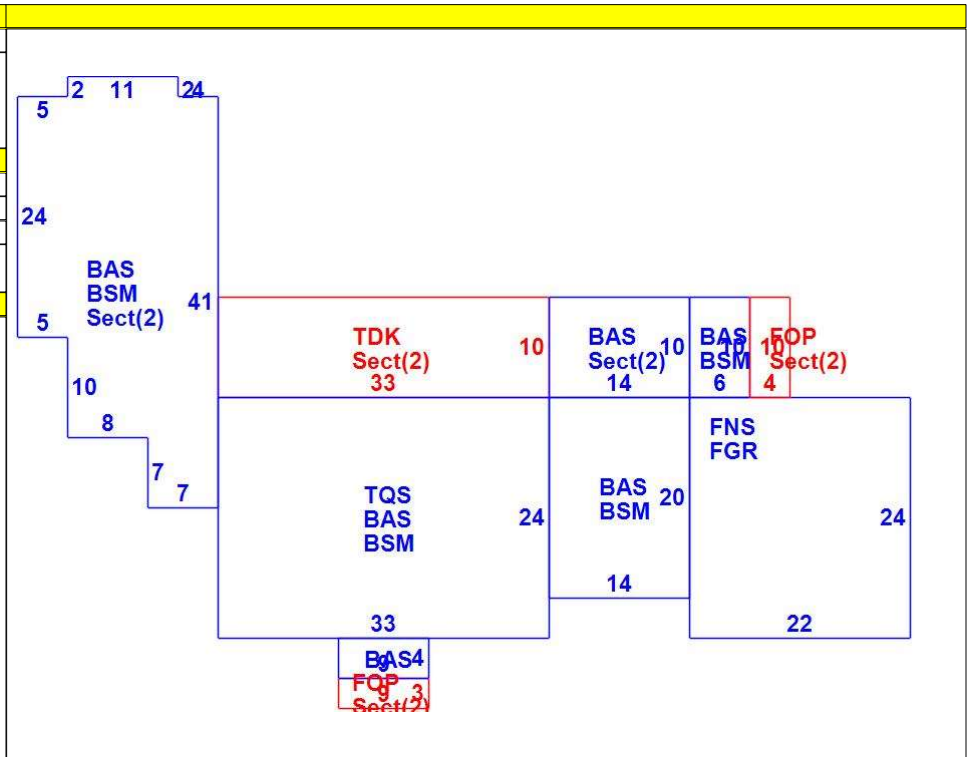
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1132	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	Net Other Adj		580,819
Heat Type	10	Hydro-Air	Replace Cost		866,867
AC Type	03	Central	Year Built		1966
Bedrooms	2		Effective Year Built		2012
Full Baths	2		Depreciation Code		R
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		9
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		91
Gas Fireplaces	1		Percent Good		91
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		552,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1132		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

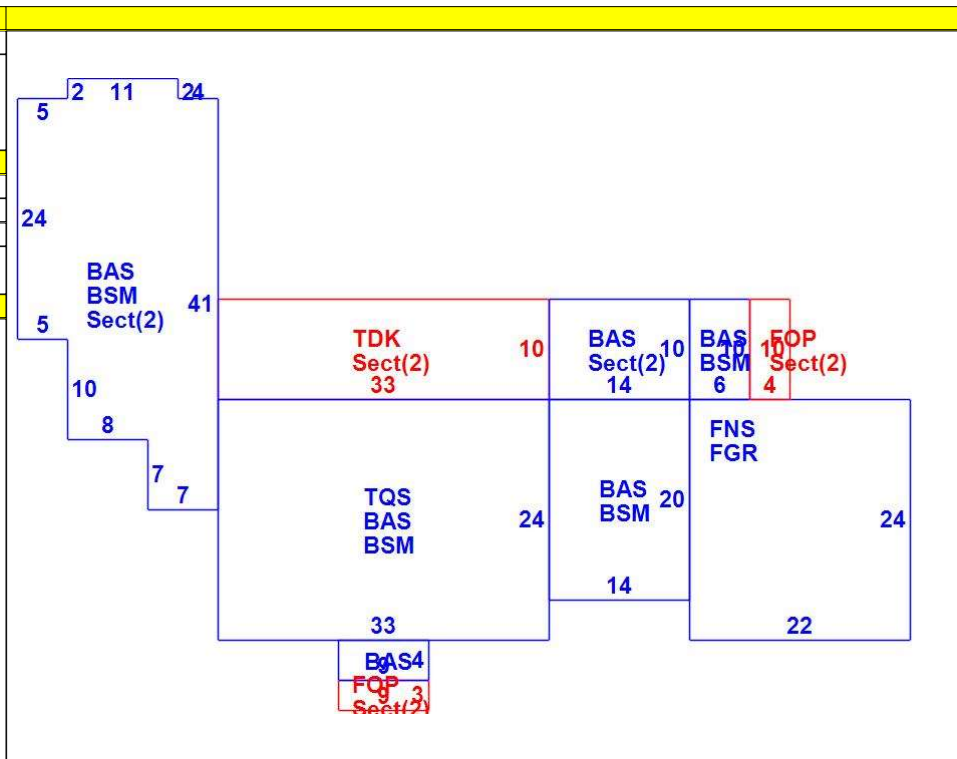
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	217.21	253,701
BSM	Basement	0	1,132	226	43.37	49,089
FGR	Garage	0	528	211	86.80	45,831
FNS	Finished 90% Story	475	528	475	195.41	103,175
TQS	Three Quarter Story	594	792	594	162.91	129,023
Ttl Gross Liv / Lease Area		2,237	4,148	2,674		580,819



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									1010	549,600		1010	349,200		
								Total		1,153,200	Total		855,200		
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1	1010	Single Family	RC	Residual	0.910 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	42,700
Total Card Land Units					1.83 AC	Parcel Total Land Area					1.83	Total Land Value			512,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	701	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	1.0		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		245,432
Interior Floor 2			Replace Cost		14,080
Heat Fuel	03	Gas	Year Built		866,867
Heat Type	10	Hydro-Air	Effective Year Built		2019
AC Type	03	Central	Depreciation Code		2018
Bedrooms	1		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths			Depreciation %		3
Extra Fixtures	1		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		97
Fireplaces	1		Perct Good		
Extra Openings	0		Cns Sect Rcnld		251,700
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	701		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	841	841	841	239.68	201,571
BSM	Basement	0	701	140	47.87	33,555
FOP	Open Porch	0	67	10	35.77	2,397
TDK	Trex Deck	0	330	33	23.97	7,909
Ttl Gross Liv / Lease Area		841	1,939	1,024		245,432

