

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
REES VIVIAN ANDREW & MELISSA T REES FAMILY LIVING TRUST 360 CHURCH ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		2,639,300	2,639,300
		SUPPLEMENTAL DATA		0	Medium	0	Bay Vw	RES LAND	1010		3,529,700	3,529,700
Alt Prcl ID		Cyclical		9		RESIDENTL	1010	267,900	267,900			
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 6511		Assoc Pid#										
Total Acres 2.758												
Chapter Lan												
GIS ID F_880551_2832403												
								Total		6,436,900	6,436,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
REES VIVIAN ANDREW & MELISSA TT ROGERSON THOMAS C		LCC	130761	09-15-2020	Q	I	3,300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC	77969	12-13-1988	Q	I	300,000	00	2023	1010	1,119,900	2022	1010	85,300	2021	1010	417,600
										1010	3,626,400	1010	3,213,700	1010	2,338,300		
										1010	173,100	1010	26,600	1010	26,600		
		Total						Total		4,919,400	Total		3,325,600	Total		2,782,500	

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0090					Appraised Bldg. Value (Card)						2,639,300			
					Appraised Xf (B) Value (Bldg)						0			
					Appraised Ob (B) Value (Bldg)						267,900			
					Appraised Land Value (Bldg)						3,529,700			
					Special Land Value						0			
					Total Appraised Parcel Value						6,436,900			
					Valuation Method						C			
					Total Appraised Parcel Value						6,436,900			

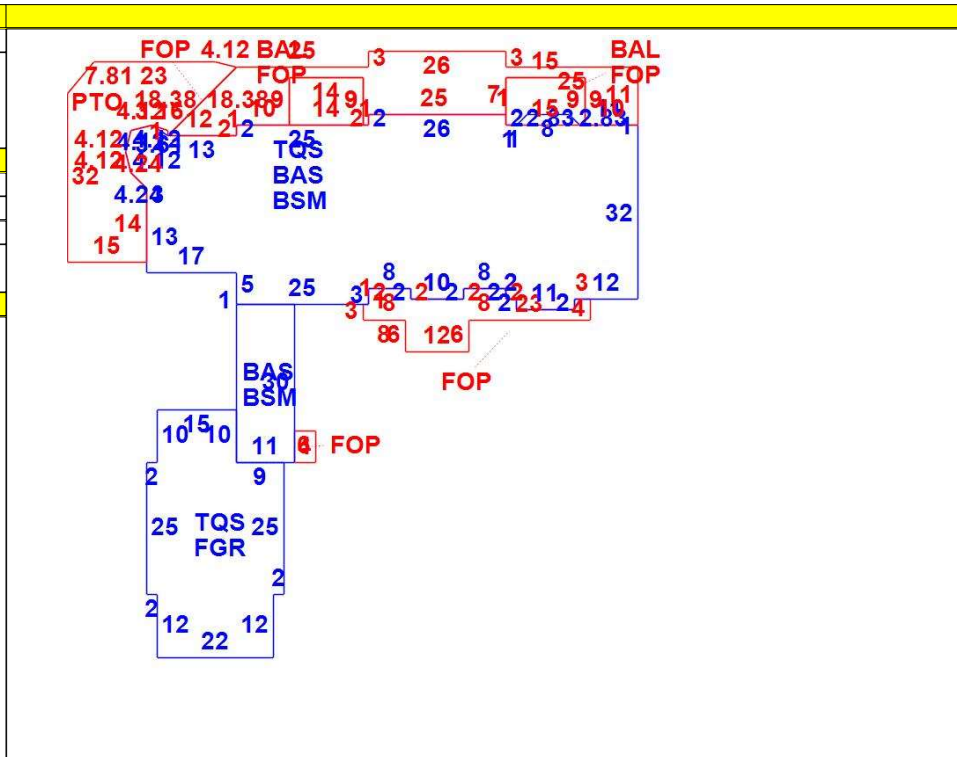
NOTES										BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result														
BPO-23-122	04-12-2023	AD	Addition	19,000	05-24-2023	100	04-24-2023	10X20 SHED ON CONCRETE F		05-24-2023	SJT	5		01	Measure - No Entry														
BPO-21-62	03-29-2021	AD	Addition	169,000	05-20-2022	100	04-24-2023	Construct a 1 story 488 SF detac		05-20-2022	SJT	5		05	Measure - Under Construct														
BPO-21-21	03-01-2021	DM	Demolish	10,000	05-06-2021	100		Demo existing building.		03-28-2022	SJT	5		12	Property Est. - No Access														
127	06-15-2010	NC	New Construct	20,000		100		PIER,RMP,WLKWY,PLFRM		04-12-2013	VGS			20	Field Review														
19990253	06-04-1999	NC	New Construct	4,000		100		10X16 UTILITY BLDNG		09-29-2011	KP		1	00	Measure & Listed														
BPO-21-398		NC	New Construct	178,400	05-20-2022	100	04-24-2023	20X40 ING POOL 6X9 HT TUB/A																					
BPO-21-29		NC	New Construct	1,863,500	05-20-2022	100	04-24-2023	Construct a 5 bedroom, 2 story sf																					

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	0090	3.661	WTR FRONT	W275,ES98	2.6950	86.34	3,453,400	
1	1010	Single Family	RC	Residual	0.520	AC	35,000.00	1.00000	5	1.00	0090	3.661	MARSH		1.0000	2.94	66,600	
1	1010	Single Family		Undevelop	1.320	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	9,700	
Total Card Land Units					2.76	AC	Parcel Total Land Area					2.76	Total Land Value					3,529,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	3406	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Central			
Bedrooms	5				
Full Baths	5				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	1701				
FBM Quality	11	Excellent			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	3406				

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

COST / MARKET VALUATION	
Net Other Adj	2,381,097
Replace Cost	284,875
Year Built	2021
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	99
Cns Sect Rcnld	2,639,300
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
PHS	Pool House	L	488	143.00	2021	G	85	A	2.00	118,600
SPL2	Ing Pool-Good	L	800	89.00	2021	G	85	A	2.00	121,000
DCK	Dock	L	325	45.00	2010	G	85	A	2.00	24,900
SHD1	Shed	L	200	21.00	2022	A	70	C	1.00	2,900
LNT	Lean To	L	68	10.00	2022	A	70	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	261	26	30.17	7,875
BAS	First Floor	3,406	3,406	3,406	302.90	1,031,677
BSM	Basement	0	3,406	681	60.56	206,275
FGR	Garage	0	1,064	426	121.27	129,035
FOP	Open Porch	0	1,224	184	45.53	55,734
PTO	Patio	0	667	33	14.99	9,996
TQS	Three Quarter Story	3,105	4,140	3,105	227.18	940,505
Ttl Gross Liv / Lease Area		6,511	14,168	7,861		2,381,097

