

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
OLWELL GREGORY W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
OLWELL CAROLINE N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	722,200	722,200	
15 QUAIL RUN				0 Medium		RES LAND	1010	1,438,300	1,438,300	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2669 Total Acres 1.218 Chapter Lan			Cyclical 9 Exemption W District Res Exem		RESIDNTL	1010	82,000	82,000
GIS ID F_880263_2831538		Assoc Pid#				Total		2,242,500	2,242,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OLWELL GREGORY W		LCC 130402	07-09-2020	Q	I	1,475,000	00	Year	Code	Assessed	Year	Code	Assessed
THOMAS DAVID L		LCC 107143	04-26-2005	U	I	1,000,000	1	2023	1010	548,100	2022	1010	463,600
									1010	1,254,700		1010	853,600
											2021	1010	424,500
												1010	844,700
												1010	900
								Total		1,802,800	Total		1,317,200
								Total			Total		1,270,100

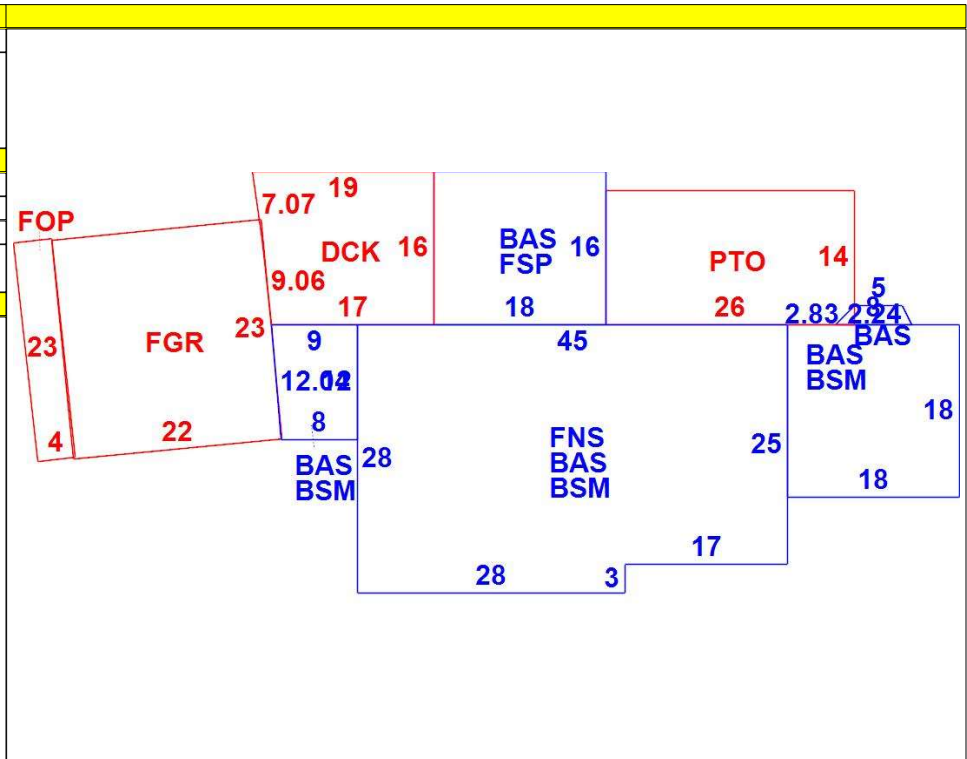
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 722,200					
Total			0.00						Appraised Xf (B) Value (Bldg) 0					
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 82,000						
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Land Value (Bldg) 1,438,300				
0090										Special Land Value 0				
NOTES								Total Appraised Parcel Value 2,242,500						
								Valuation Method C						
								Total Appraised Parcel Value 2,242,500						

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
QPO-22-27	11-09-2022	MN	Maintenance	4,003		100		Weatherization and air sealing	06-05-2023	SJT	5		01	Measure - No Entry
BPO-22-236	07-28-2022	NC	New Construct	67,300	06-05-2023	100		16X32 GUNITE POOL & 8X8 GU	05-24-2021	SJD	9	1	07	Measure - Info @ Door
BPO-21-333	12-23-2021	MN	Maintenance	13,348		100	12-23-2021	2 PRO VIA ENTRY DOOR	04-12-2013	VGS			20	Field Review
BPO-20-183	10-06-2020	RM	Remodel	82,500		100		Remove/Replace Kitchen cabinet	06-10-2000	K-B			01	Measure - No Entry
212	07-08-2008	NC	New Construct	7,000		100		308' FOUNDATION						
422	09-12-2005	MN	Maintenance	5,000		100		REPR FIRE DAMAGE						
185	05-17-2005	RM	Remodel	75,000	05-22-2006	100		12X18 DORMER LAUN RM						

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	Marsh View	V115,ES95	1.0925	35.00	
1	1010	Single Family	RC	Residual	0.300 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	
Total Card Land Units					1.22	AC	Parcel Total Land Area					1.22	Total Land Value			1,438,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1629	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1219				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1629				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		861,187	
Replace Cost		89,080	
Year Built		1967	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		722,200	
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
SPL2	Ing Pool-Good	L	512	89.00	2022	G	85	A	2.00	77,500
SPL3	Ing Hot Tub	L	49	72.00	2022	G	85	B	1.50	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,936	1,936	1,936	234.53	454,046
BSM	Basement	0	1,635	327	46.91	76,691
DCK	Deck	0	287	29	23.70	6,801
FGR	Garage	0	506	202	93.63	47,375
FNS	Finished 90% Story	1,088	1,209	1,088	211.06	255,166
FOP	Open Porch	0	92	14	35.69	3,283
FSP	Screened Porch	0	288	58	47.23	13,603
PTO	Patio	0	364	18	11.60	4,222
Ttl Gross Liv / Lease Area		3,024	6,317	3,672		861,187

