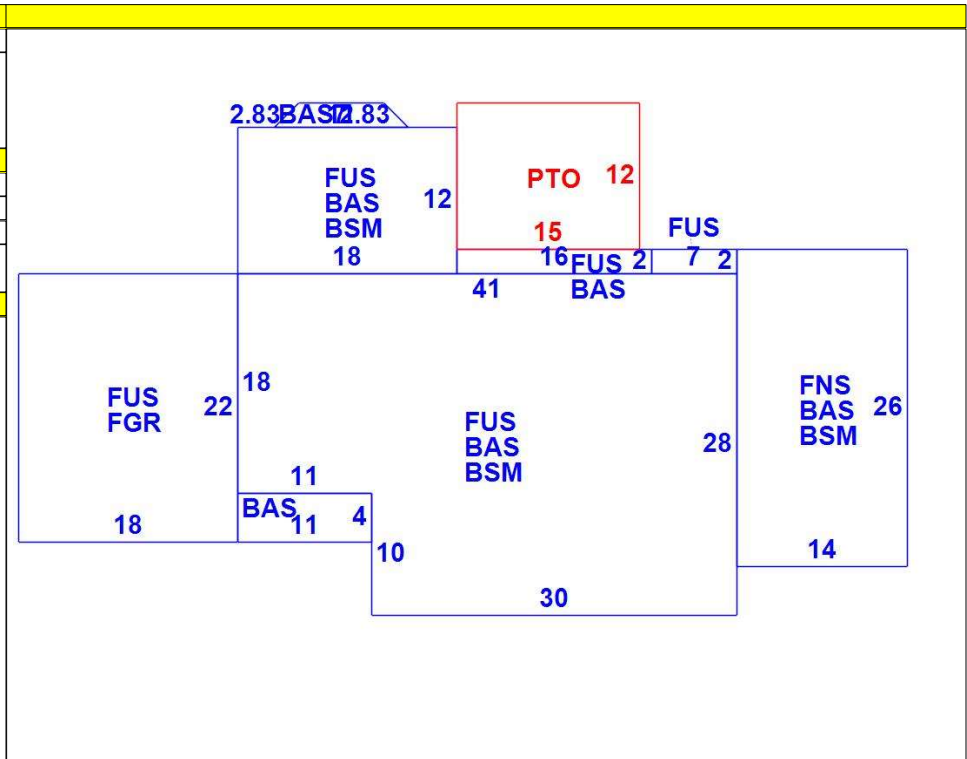


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
GRAY BENJAMIN M & CASSIE 221 STANDISH ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			679,300	679,300			
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010			1,326,200	1,326,200			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3736 Total Acres 1.268 Chapter Lan GIS ID F_879269_2831444		Cyclical Exemption W District Res Exem		9		RESIDNTL	1010	9,600	9,600							
						Total		2,015,100	2,015,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GRAY BENJAMIN M & CASSIE		LCC 131456	01-25-2021	Q	I	1,737,000	00	Year	Code	Assessed	Year	Code	Assessed			
MAHMUD AYAZ		LCC 89310	03-13-1996	U	I	100	1F	2023	1010	511,400	2022	1010	446,500			
MAHMUD AYAZ		LLC 83446	08-24-1992	Q	I	266,000	00		1010	1,156,900		1010	787,100			
									1010	6,900		1010	6,900			
								Total		1,675,200	Total		1,240,500			
								Total			Total		1,070,200			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BPO-22-528	01-05-2023	RM	Remodel	28,500		100	01-05-2023	RMDL BATHRM & FIX STRUCT STRIP & REROOF 2D ST 22X18 ABV GAR 22X18 SEC STY ADD	05-20-2021	SJD	9	1	07	Measure - Info @ Door		
103	08-07-2012	MN		14,000		100			04-12-2013	VGS				20	Field Review	
12975	10-14-1993	AD	Addition	15,000	06-06-1996	100			09-09-2008	BSB				01	Measure - No Entry	
12880	07-22-1993	AD	Addition	80,000	06-06-1996	100										
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			1.0000	32.04	
1	1010	Single Family	RC	Residual	0.350	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	
Total Card Land Units					1.27	AC	Parcel Total Land Area					1.27	Total Land Value			1,326,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1618	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
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	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	812				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1618				

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

COST / MARKET VALUATION	
Net Other Adj	835,280
Replace Cost	58,580
Year Built	1973
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 Rcnld	679,300
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
SHD1	Shed	L	64	21.00	2000	A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,712	1,712	1,712	197.61	338,301
BSM	Basement	0	1,618	324	39.57	64,024
FGR	Garage	0	396	158	78.84	31,222
FNS	Finished 90% Story	328	364	328	178.06	64,815
FUS	Finished Upper Story	1,696	1,696	1,696	197.61	335,140
PTO	Patio	0	180	9	9.88	1,778
Ttl Gross Liv / Lease Area		3,736	5,966	4,227		835,280

