

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
REED DONALD PAUL & NANCY D TT DONALD P REED LIVING TRUST/NA 31 CAPTAINS HILL RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		445,700	445,700	
		SUPPLEMENTAL DATA		RES LAND		1010	626,200	626,200	RESIDNTL		1010	1,800	1,800
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2470 Total Acres .55 Chapter Lan GIS ID F_878178_2832598		Cyclical Exemption W District Res Exem		9	Total							1,073,700	1,073,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REED DONALD PAUL & NANCY D TT		LCC 134853	12-15-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REED DONALD P		LCC 78961	06-16-1989	Q	I	247,000	00	2023	1010	331,400	2022	1010	283,000	2021	1010	275,900
									1010	650,500		1010	537,600		1010	441,600
									1010	1,200		1010	1,200		1010	1,200
								Total		983,100	Total		821,800	Total		718,700

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										
0110														
NOTES										Appraised Bldg. Value (Card) 445,700				
										Appraised Xf (B) Value (Bldg) 0				
										Appraised Ob (B) Value (Bldg) 1,800				
										Appraised Land Value (Bldg) 626,200				
										Special Land Value 0				
										Total Appraised Parcel Value 1,073,700				
										Valuation Method C				
										Total Appraised Parcel Value 1,073,700				

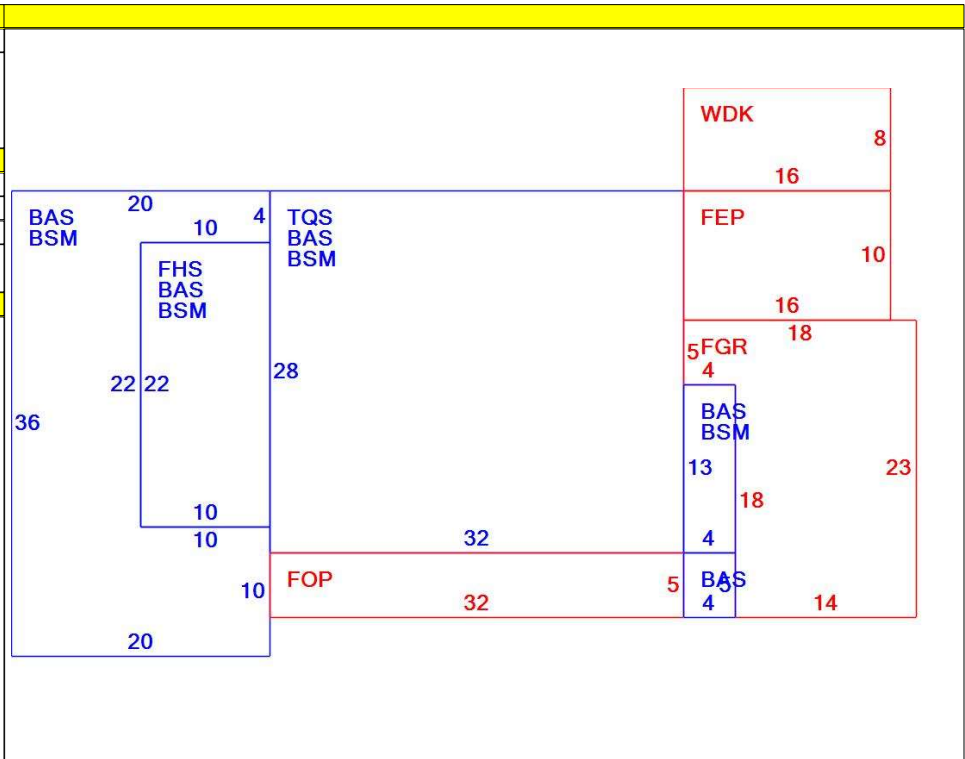
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-317	08-24-2022	RM	Remodel	48,800		100		Full kitchen remodel including ne CREATE BATH ON FLR 2 SHED & WINDOW DORMER	05-18-2017	SJD	6	1	00	Measure & Listed	
159	04-27-2004	RM	Remodel	10,000	10-19-2004	100			04-12-2013	VGS			20	Field Review	
11773	11-14-1990	AD	Addition	15,000	01-01-1992	100			12-01-2010	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	23,958 SF	13.33	1.00000	5	1.00	0110	1.960		1.0000	26.14	626,200
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			626,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1668	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	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	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	20	Laminate Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1668				

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

COST / MARKET VALUATION	
Net Other Adj	584,403
Replace Cost	17,940
Year Built	602,344
Effective Year Built	1963
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	445,700
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	120	21.00	1990	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,688	1,688	1,688	190.11	320,909
BSM	Basement	0	1,668	334	38.07	63,497
FEP	Finished Enclosed Porch	0	160	96	114.07	18,251
FGR	Garage	0	342	137	76.16	26,045
FHS	Finished Half Story	110	220	110	95.06	20,912
FOP	Open Porch	0	160	24	28.52	4,563
TQS	Three Quarter Story	672	896	672	142.58	127,755
WDK	Deck	0	128	13	19.31	2,471
Ttl Gross Liv / Lease Area		2,470	5,262	3,074		584,403

