

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BUSH ROGER A		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BENTSEN CHRISTINE L		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	504,300	504,300	
23 CAPTAINS HILL RD				0	Medium			RES LAND	1010	628,700	628,700	
DUXBURY MA 02332								RESIDNTL	1010	46,800	46,800	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID				Cyclical 9								
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 3090				District								
Total Acres .56				Res Exem								
Chapter Lan												
GIS ID F_878161_2832495				Assoc Pid#								
									Total	1,179,800	1,179,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BUSH ROGER A & BENTSEN CHRISTINE	LCC	135128	03-06-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
BUSH ROGER A	LCC	100802	02-26-2002	U	I	1	1F	2023	1010	381,900	2022	1010	346,900	
BUSH ROGER A	LCC	92397	11-14-1997	Q	I	275,000	00		1010	653,000		1010	538,800	
MOSELEY CHRISTOPHER L	LCC	81248	03-21-1991	Q	I	237,700	00		1010	28,000		1010	20,300	
									Total	1,062,900	Total	906,000	Total	763,700

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) 504,300					
			Total	0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD														
Nbhd	Nbhd Name		B		Tracing		Batch							
0110														
NOTES														
								Appraised Land Value (Bldg) 628,700						
								Special Land Value 0						
								Total Appraised Parcel Value 1,179,800						
								Valuation Method C						
								Total Appraised Parcel Value 1,179,800						

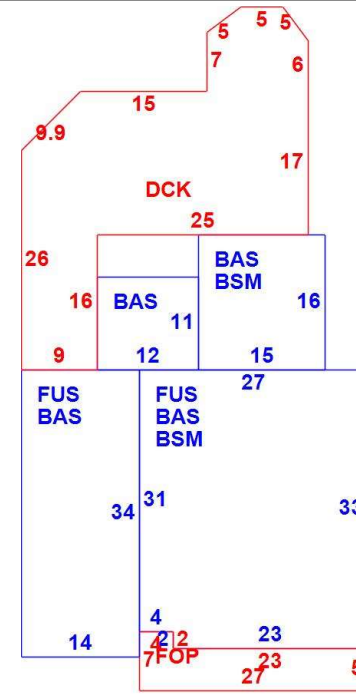
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-224	06-22-2023	SP	Solar Panels	40,320		0		28 ROOF MOUNT SOLAR PANE	12-09-2021	SJT	10		21	Field Review + GIS
BPO-23-139	04-18-2023	SP	Solar Panels	28,380		100		***PERMIT CANCELLED PER B	04-12-2013	VGS			20	Field Review
19990247	06-04-1999	NC	New Construct	9,900		100		10X12 & 16X35 DECK	07-29-2008	BSB		1	00	Measure & Listed
14783	01-14-1998	AD	Addition	37,000	09-09-1999	100		41X28 2NDSTY/RMDL1ST						

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	24,394	SF	13.15	1.00000	5	1.00	0110	1.960		1.0000	25.77	628,700
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			628,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1123	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	0				
Extra Fixtures	1				
Total Rooms	8				
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	1123				

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

COST / MARKET VALUATION	
Net Other Adj	666,498
Replace Cost	24,360
Year Built	690,860
Effective Year Built	1950
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	504,300
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
FGR1	Garage - 1 Sto	L	572	52.00	1980	G	85	C	1.00	25,300
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,731	1,731	1,731	195.05	337,638
BSM	Basement	0	1,123	225	39.08	43,887
DCK	Deck	0	806	81	19.60	15,799
FOP	Open Porch	0	143	21	28.64	4,096
FUS	Finished Upper Story	1,359	1,359	1,359	195.05	265,078
Ttl Gross Liv / Lease Area		3,090	5,162	3,417		666,498

