

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
TURNER CHRISTOPHER M TURNER CHRISTINA N 28 HORNBEAM RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,075,900	1,075,900
	SUPPLEMENTAL DATA				0	Light			RES LAND		1010	1,340,300
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4065 Total Acres 1.378 Chapter Lan GIS ID F_878813_2834069		Cyclical Exemption W District Res Exem		9				RESIDNTL	1010	44,900	44,900	
								Total		2,461,100	2,461,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TURNER CHRISTOPHER M	LCC	132979	11-05-2021	Q	I	1,762,624	00	Year	Code	Assessed	Year	Code	Assessed		
MACAULAY DEBORAH A	LCC	94217	10-01-1998	U	I	1	1F	2023	1010	616,400	2022	1010	417,600		
MACAULAY DEBORAH A	0444	0172	12-12-1995	U	I	10	1		1010	1,169,200		1010	795,500		
MACAULAY II ANDREW M	0444	0129	12-01-1995	Q	I	479,000	00		1010	28,100		1010	28,100		
Total										1,813,700	Total		1,241,200	Total	1,069,300

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			
Total			0.00					Appraised Bldg. Value (Card) 1,075,900				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES													
										Appraised Land Value (Bldg) 1,340,300			
										Special Land Value 0			
										Total Appraised Parcel Value 2,461,100			
										Valuation Method C			
										Total Appraised Parcel Value 2,461,100			

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-22-9	01-26-2022	RM	Remodel	483,605	05-17-2022	100	10-31-2022	PLAN AZ-05 INTERIOR RENO/R INTERIOR DEM OF KITCHEN & Weatherization/Air Sealing	05-17-2022	SJT	5		05	Measure - Under Construct	
BPO-21-526	12-03-2021	DM	Demolish	10,000		100			03-28-2022	SJT	5			12	Property Est. - No Access
QPO-20-12	10-05-2020	MN	Maintenance	7,000		100			04-12-2013	VGS				20	Field Review
									07-03-2008	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.460	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	58,900	
Total Card Land Units					1.38	AC	Parcel Total Land Area					1.38	Total Land Value			1,340,300

