

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
RUSSELL JOHN D			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
RUSSELL HEATHER S			0 Septic	0 Paved	0 Average	RESIDENTL	1010	719,400	719,400	
38 HORNBEAM RD		SUPPLEMENTAL DATA				RES LAND	1010	1,285,200	1,285,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4384 Total Acres .948 Chapter Lan		Cyclical 9 Exemption W District Res Exem		RESIDENTL	1010	142,000	142,000	
GIS ID F_879006_2833990		Assoc Pid#		Total		2,146,600		2,146,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RUSSELL JOHN D		LCC 125283	06-14-2017	Q	I	1,010,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HUMPHREYS ROBERTA S		LCC 82704	03-20-1992	Q	I	278,000	00	2023	1010	635,700	2022	1010	574,200	2021	1010	472,500
									1010	1,121,200		1010	762,800		1010	647,400
									1010	92,400		1010	92,400		1010	92,400
		Total		1,849,300		Total		1,429,400		Total		1,212,300				

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) 719,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 142,000				
								Appraised Land Value (Bldg) 1,285,200				
								Special Land Value 0				
								Total Appraised Parcel Value 2,146,600				
								Valuation Method C				
								Total Appraised Parcel Value 2,146,600				

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-22-22	09-28-2022	MN	Maintenance	75,000		100		Replace windows/siding and roof		04-05-2018	SJD	9		01	Measure - No Entry
BPO-21-452	10-13-2021	MN	Maintenance	74,000		100	11-15-2021	Remodel/refurbish and existing		04-12-2013	VGS			20	Field Review
2017-213	07-03-2017	RM	Remodel	18,000		100		REPLACE FLOORING & REMO		05-05-2010	KP		1	00	Measure & Listed
20010328	08-15-2001	NC	New Construct	60,000	05-01-2002	100		DETG GAR W/UNF2ND							
20010270	07-10-2001	RM	Remodel	30,000	05-01-2002	100		IN LAW BASMENT APT							
13222	05-27-1994	AD	Addition	85,000	10-10-1995	100		2ST 24X27 & INT REM							

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	0.030 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.91	3,800
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			1,285,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	0	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	795,898
Replace Cost	60,550
Year Built	856,448
Effective Year Built	1954
Depreciation Code	2005
Remodel Rating	E
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	719,400
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
BRN9	Barn - Liv Area	L	1,088	123.00	2001	A	70	B	1.50	140,500
PTO	Patio	L	144	15.00	2000	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	24	2	14.35	344
BAS	First Floor	2,171	2,171	2,171	172.24	373,922
DCK	Deck	0	409	41	17.27	7,062
FGR	Garage	0	484	194	69.04	33,414
FUS	Finished Upper Story	2,213	2,213	2,213	172.24	381,156
Ttl Gross Liv / Lease Area		4,384	5,301	4,621		795,898

