

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
ZIMON EUGENE J & CHERYL E TRS 51 HORNBEAM RD RLTY TRUST PO BOX 1907  DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		478,600	478,600
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010		1,848,100	1,848,100
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2238 Total Acres 1.378 Chapter Lan GIS ID F_879121_2833652		Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	15,000	15,000	
						Total				2,341,700	2,341,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ZIMON EUGENE J & CHERYL E TRS		LCC 98656	01-10-2001	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	345,300	2022	1010	287,600
									1010	1,939,500		1010	1,319,900
									1010	10,100		1010	10,100
								Total		2,294,900	Total		1,617,600
								Total			Total		1,413,400

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) 478,600				
Total			0.00					Appraised Xf (B) Value (Bldg) 0					
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 15,000		
0090											Appraised Land Value (Bldg) 1,848,100		
NOTES												Special Land Value 0	
												Total Appraised Parcel Value 2,341,700	
												Valuation Method C	
												Total Appraised Parcel Value 2,341,700	

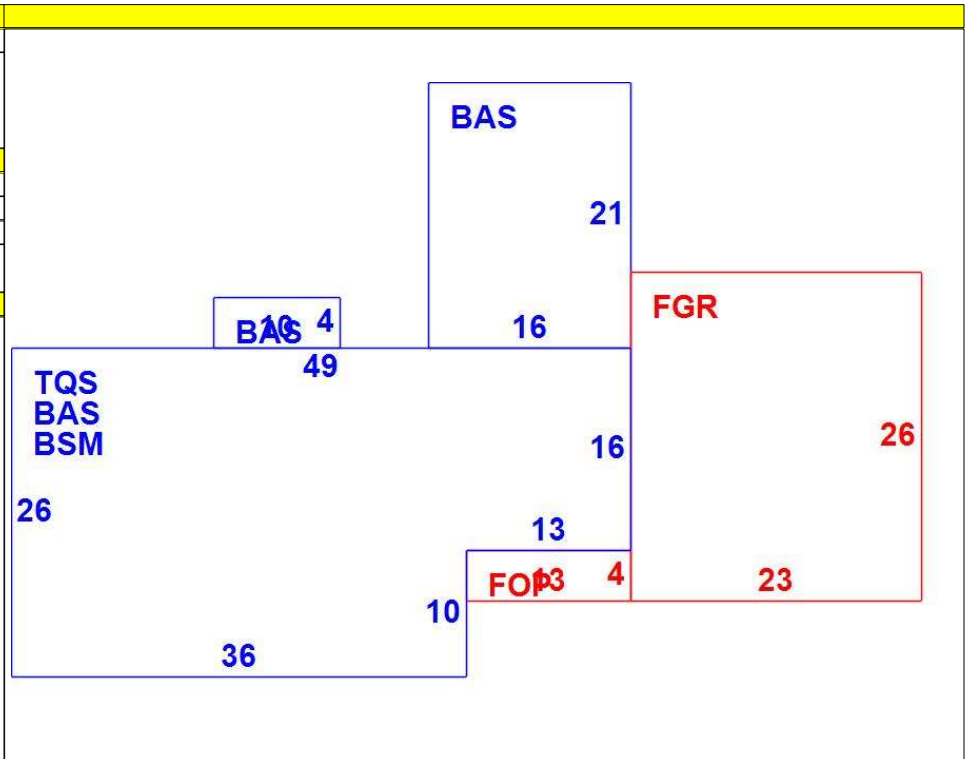
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-139	08-17-2022	AD	Addition	159,200	12-14-2022	100		Construct a 9x16 addition. Raze		12-14-2022	SJT	10		00	Measure & Listed
112	09-09-2009	MN	Maintenance	26,000		100		RESIDE DWELLING		04-12-2013	VGS			20	Field Review
88	07-29-2009	MN	Maintenance	28,900		100		REROOF WOOD SHINGLES		10-03-2011	KP		1	00	Measure & Listed
444	09-30-1999	NC	New Construct	5,000	06-20-2000	100		DEM&REPLACE DECK							
13824	09-27-1995	NC	New Construct	1,200	06-06-1996	100		REPLACE 2 WINDOWS							

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	32,560	SF 10.31	1.00000	5	1.00	0090	3.661			V150	1.5000	56.62	1,843,500
1	1010	Single Family	WP	Undevelop	0.631	AC 2,000.00	1.00000	0	1.00	0090	3.661	MARSH			1.0000	0.17	4,600
Total Card Land Units					1.38	AC	Parcel Total Land Area					1.38	Total Land Value				1,848,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1144				

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

COST / MARKET VALUATION		
Net Other Adj		624,677
Replace Cost		22,040
Year Built		1957
Effective Year Built		1995
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		74
Cns Sect Rcnd		478,600
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
WDK	Deck	L	320	21.00	1999	A	70	B	1.50	7,100
SHD1	Shed	L	90	21.00	1985	F	55	C	1.00	1,000
PTO	Patio	L	144	15.00	1980	A	70	C	1.00	1,500
PTO	Patio	L	224	15.00	1980	A	70	C	1.00	2,400
FSP	Screen Porch	L	110	39.00	1980	A	70	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	218.88	332,694
BSM	Basement	0	1,144	229	43.81	50,123
FGR	Garage	0	598	239	87.48	52,312
FOP	Open Porch	0	52	8	33.67	1,751
TQS	Three Quarter Story	858	1,144	858	164.16	187,797
Ttl Gross Liv / Lease Area		2,378	4,458	2,854		624,677

