

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
BOLZE ALICIA ANN & STEPHEN RAY ALICIA ANN BOLZE REVOC TRUST 262 MARSHALL ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		138,800	138,800
		SUPPLEMENTAL DATA		RES LAND		1010	954,500	954,500	RESIDNTL		1010	13,500
Alt Prcl ID Scnd Home Tax Class Tot Fin Area Total Acres Chapter Lan GIS ID		RECHECK FY2025 T 738 .255 F_881515_2830159		Cyclical Exemption W District Res Exem Assoc Pid#		9		Total		1,106,800	1,106,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOLZE ALICIA ANN & STEPHEN RAY TT		57164 226	08-25-2022	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed
WAVETOOLS LLC		57164 217	08-25-2022	U	I	1	1B	2023	1010	149,600	2022	1010	130,100
WAVETOOLS LLC		56774 90	05-05-2022	U	I	1	1B		1010	1,089,100		1010	986,600
SPAULDING DAVID		55739 316	09-28-2021	U	I	1	1A		1010	14,800		1010	14,800
SPAULDING DAVID & FREDERICK TTS		11724 103	03-24-1993	U	I	1	1F	Total		1,253,500	Total		1,131,500
								Total			Total		702,000

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) 138,800				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES			
<p>Appraised Ob (B) Value (Bldg) 13,500</p> <p>Appraised Land Value (Bldg) 954,500</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,106,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,106,800</p>			

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-23-211	06-28-2023	NC	New Construct	801,600		0		PLAN#BB-030=NEW FNDATN T	04-13-2023	SJD	9		01	Measure - No Entry
BPO-22-477	11-17-2022	DM	Demolish	3,100		100		Interior demo of walls and ceiling	10-13-2016	JLF	10	2	00	Measure & Listed
QPO-21-33	02-04-2022	MN	Maintenance	10,625		100		New Roof	04-12-2013	VGS			20	Field Review
									09-13-2008	BSB			01	Measure - No Entry

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	11,150 SF	24.33	1.00000	5	1.00	0100	3.519		1.0000	85.61	954,500
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value			954,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	01	Ranch	Bsmt Area	738				
Model	01	Residential	Bsmt Type	06				
Grade	05	Ave/Good	Unfin Area	0.00	None			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr		
Exterior Wall 2					B	S		
Roof Structure	04	Hip	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood			188,926			
Interior Floor 2			Net Other Adj		6,500			
Heat Fuel	03	Gas	Replace Cost		195,425			
Heat Type	04	Forced Air-Duc	Year Built		1930			
AC Type	01	None	Effective Year Built		1992			
Bedrooms	2		Depreciation Code		G			
Full Baths	1		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %		29			
Total Rooms	5		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor		1.000			
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good		71			
Gas Fireplaces	0		Cns Sect Rcnd		138,800			
Sq Ft Fin Bsmt	0		Dep % Ovr					
FBM Quality			Dep Ovr Comment					
Foundation	05	Conc Block	Misc Imp Ovr					
Bsmt Garage	0		Misc Imp Ovr Comment					
Bsmt Area	738		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	260	52.00	1980	E	100	C	1.00	13,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	738	738	738	202.06	149,120
BSM	Basement	0	738	148	40.52	29,905
FOP	Open Porch	0	154	23	30.18	4,647
FSP	Screened Porch	0	132	26	39.80	5,254
Ttl Gross Liv / Lease Area		738	1,762	935		188,926

