

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
BOYD WILLIAM T JR TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
CHERILYN BOYD FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,262,200	1,262,200	
14 MASSASOIT RD		SUPPLEMENTAL DATA			RES LAND	1010	1,261,300	1,261,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2811 Total Acres 1.158 Chapter Lan GIS ID F_881098_2829568			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	21,800	21,800	
						Total		2,545,300	2,545,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOYD WILLIAM T JR TT		50310 0075	09-19-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BOYD WILLIAM JR, CHERILYN & OLLQUI		47196 0124	07-18-2016	U	I	1	1	2023	1010	947,800	2022	1010	796,200
BOYD W T JR & CHERILYN & OLLQUIST J		46488 0119	01-13-2016	U	I	890,000	1		1010	1,441,400		1010	1,308,700
HANES FENNA D TT		43541 0225	08-28-2013	U	I	100	1A		1010	16,800		1010	16,800
HANES FENNA D		23435 0185	11-18-2002	U	I	1	1F	Total		2,406,000	Total		2,121,700
								Total		1,460,200			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										1,262,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										21,800			
Appraised Land Value (Bldg)										1,261,300			
Special Land Value										0			
Total Appraised Parcel Value										2,545,300			
Valuation Method										C			
Total Appraised Parcel Value										2,545,300			

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
2016-258	08-03-2016	MS	Miscellaneous	30,000	06-02-2017	100		HYDRO AIR WITH COMPLETE		01-30-2018	JLF	5		30	Quality Control
2016-218	07-06-2016	MS	Miscellaneous	41,672	06-02-2017	100		ROOF-MOUNTED SOLAR PV S		06-01-2017	JLF	5		00	Measure & Listed
2016-123	04-25-2016	NC	New Construct	80,000	06-02-2017	100		IN CONJUNCTION WITH BP-20		05-31-2016	JLF			94	Outbuilding - Measured
2016-91	03-31-2016	NC	New Construct	600,000	01-30-2018	100		SINGLE FAMILY DWELLING: 1S		04-12-2013	VGS			20	Field Review
2016-90	03-31-2016	DM	Demolish	13,500		100		DEMO EXISTING DWELLING		04-27-2000	K+D		1	00	Measure & Listed
19990138	04-20-1999	MN	Maintenance	4,257		100		RPLC SHINGLES							

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	0100	3.519		1.0001	30.79	1,231,700
1	1010	Single Family	RC	Residual	0.240 AC	35,000.00	1.00000	5	1.00	0100	3.519		1.0000	2.83	29,600
Total Card Land Units					1.16 AC	Parcel Total Land Area					1.16	Total Land Value			1,261,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area		Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,304,598
Interior Floor 2			Net Other Adj		38,190
Heat Fuel	03	Gas	Replace Cost		1,342,788
Heat Type	04	Forced Air-Duc	Year Built		2016
AC Type	03	Central	Effective Year Built		2015
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens			Condition		
Fireplaces	1		Condition %		
Extra Openings			Percent Good	94	
Gas Fireplaces			Cns Sect Rcnd		1,262,200
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area			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	600	52.00	1980	A	70	C	1.00	21,800
SLR	Solar Panels	L	33	1050.00	2017	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,951	2,951	2,951	257.01	758,445
BSM	Basement	0	2,912	582	51.37	149,582
FGR	Garage	0	624	250	102.97	64,253
FOP	Open Porch	0	98	15	39.34	3,855
TQS	Three Quarter Story	684	912	684	192.76	175,797
UAT	Unfinished Attic	0	624	94	38.72	24,159
UHS	Unfinished Half Story	0	2,000	500	64.25	128,507
Ttl Gross Liv / Lease Area		3,635	10,121	5,076		1,304,598

