

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
CATALDO RUTH			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed		
PO BOX 2252			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	606,600	606,600		
DUXBURY MA 02331		SUPPLEMENTAL DATA			RESIDNTL	1010	3,207,300	3,207,300	28,600		
Alt Prcl ID		Cyclical 9			Total					3,842,500	3,842,500
Scnd Home NEW FY 2024		Exemption W W									
Tax Class T		District									
Tot Fin Area 2325		Res Exem									
Total Acres .656		Assoc Pid#									
Chapter Lan											
GIS ID F_880996_2828735											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CATALDO RUTH		19612 0038	04-03-2001	U	I	1,300,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
QUIRK JOHN D		16169 0108	05-06-1998	U	I	100	1F	2023	1010	455,300	2022	1010	381,500	2021	1010	381,200
QUIRK JOHN D TRUSTEE		12620 0280	01-28-1994	U	I	100	1A		1010	3,373,800		1010	3,253,500		1010	2,554,500
									1010	15,400		1010	15,400		1010	15,400
								Total		3,844,500	Total		3,650,400	Total		2,951,100

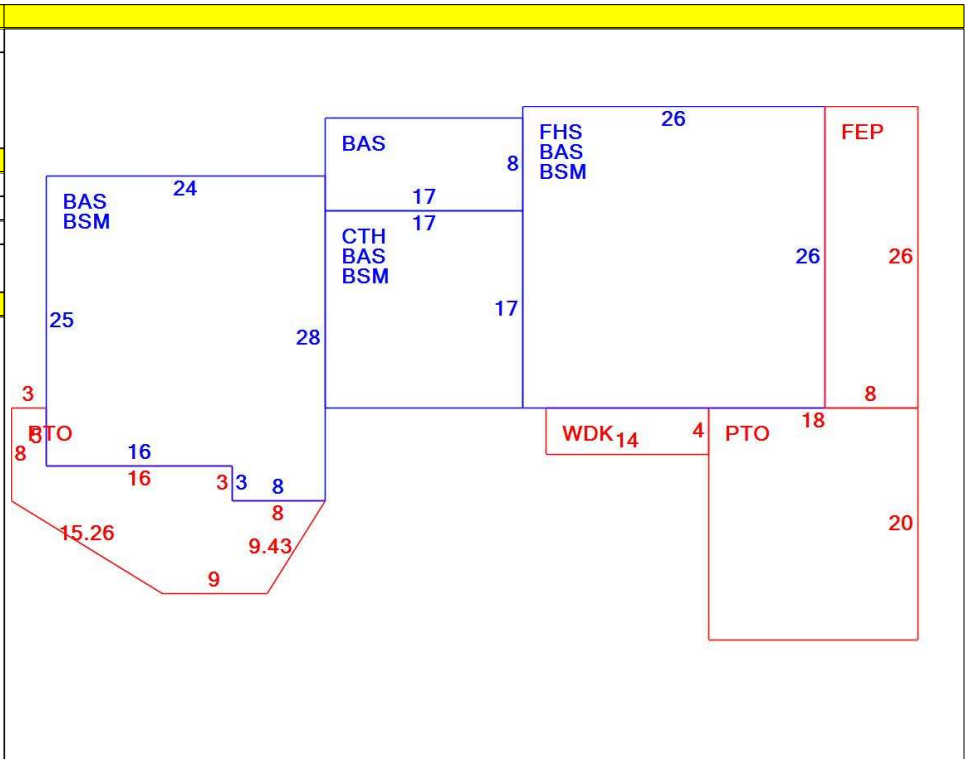
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					606,600
0100					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					28,600
					Appraised Land Value (Bldg)					3,207,300
					Special Land Value					0
					Total Appraised Parcel Value					3,842,500
					Valuation Method					C
					Total Appraised Parcel Value					3,842,500

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-21-13	06-10-2021	MN	Maintenance	52,500		100	06-10-2021	New red cedar roof. Strip and re		02-25-2019	SJT	0	1	00	Measure & Listed
20010277	07-13-2001	NC	New Construct	40,000	08-04-2003	100		23X25ADD		03-03-2016	SJD	0	6	00	Measure & Listed
20010184	05-18-2001	MN	Maintenance	350,000	12-31-2001	100		REROOF/FOOTINGS		03-20-2015	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS		20		Field Review
										08-04-2003	KP		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	13,125 SF	21.35	1.00000	5	1.00	0100	3.519	UPLAND	W325	3.2500	244.18	3,204,800	
1	1010	Single Family	RC	Undevelop	0.355 AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	2,500	
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value					3,207,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1589	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.65				
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			697,472
Interior Floor 2			Net Other Adj		42,263
Heat Fuel	03	Gas	Replace Cost		739,735
Heat Type	05	Hot Water	Year Built		1920
AC Type	04	Unit/Ac	Effective Year Built		2003
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		606,600
Sq Ft Fin Bsmt	218		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1589		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
FGR6	Garage - 2 St	L	400	98.00	1970	A	70	C	1.00	27,400
SHD1	Shed	L	80	21.00	1970	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,725	1,725	1,725	271.39	468,148
BSM	Basement	0	1,589	318	54.31	86,302
CTH	Cathedral Ceiling	0	289	29	27.23	7,870
FEP	Finished Enclosed Porch	0	208	125	163.09	33,924
FHS	Finished Half Story	338	676	338	135.70	91,730
PTO	Patio	0	576	29	13.66	7,870
WDK	Deck	0	56	6	29.08	1,628
Ttl Gross Liv / Lease Area		2,063	5,119	2,570		697,472

