

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
BLAIR RYAN				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed					
5 SPRING ST				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	840,300	840,300					
						0 Medium				RES LAND	1010	1,003,200	1,003,200					
DUXBURY MA 02332										RESIDNTL	1010	8,700	8,700					
SUPPLEMENTAL DATA														VISION				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2907 Total Acres .21 Chapter Lan GIS ID F_880440_2828839						Cyclical 9 Exemption W District Res Exem Assoc Pid#												
											Total		1,852,200	1,852,200				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BLAIR RYAN			43626	0284	09-20-2013		Q	I	1,000,000		00	Year	Code	Assessed	Year	Code	Assessed	
CARLSON BENJAMIN & LAURA			39557	0090	01-18-2011		U	I	475,000		1	2023	1010	636,700	2022	1010	581,700	
													1010	1,125,400	2021	1010	1,014,200	
											Total		1,762,100	Total	1,595,900	Total	1,186,800	
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)		840,300		
0100														Appraised Xf (B) Value (Bldg)		0		
												Appraised Ob (B) Value (Bldg)		8,700				
												Appraised Land Value (Bldg)		1,003,200				
												Special Land Value		0				
												Total Appraised Parcel Value		1,852,200				
												Valuation Method		C				
												Total Appraised Parcel Value		1,852,200				
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	
71	05-10-2011	AD	Addition	132,200	06-28-2012	100		AG540' 2ND F AD1052'				07-11-2013	SJD	7	1	00	Measure & Listed	
19	02-28-2011	RM	Remodel	33,500		100		INTER WALL & LVLBEAM				04-12-2013	VGS			20	Field Review	
												06-28-2012	KP	5		09	Total Refusal	
												06-29-2011	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	9,148 SF	28.33	1.00000	5	1.00	0100	3.519			V110	1.1000	109.66	1,003,200	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value					1,003,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	579	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
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			888,810
Interior Floor 2			Net Other Adj		34,580
Heat Fuel	03	Gas	Replace Cost		923,390
Heat Type	04	Forced Air-Duc	Year Built		2011
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	4		Depreciation %	9	
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings			Percent Good	91	
Gas Fireplaces	1		Cns Sect Rcnld		840,300
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	579		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
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,249	1,249	1,249	270.73	338,143
BSM	Basement	0	579	116	54.24	31,405
CAN	Canopy	0	54	5	25.07	1,354
FGR	Garage	0	528	211	108.19	57,124
FOP	Open Porch	0	119	18	40.95	4,873
FUS	Finished Upper Story	1,658	1,658	1,658	270.73	448,872
PTO	Patio	0	521	26	13.51	7,039
Ttl Gross Liv / Lease Area		2,907	4,708	3,283		888,810

