

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>	
DUFFY JAMES F TT		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed		
DUFFY RUTH F TT		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	582,700	582,700		
115 CENTRAL PARK W #4G				0 Light	0 Ocean Vw	RES LAND	1010	1,625,300	1,625,300		
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	60,000	60,000		
NEW YORK	NY	10023	Alt Prcl ID Scnd Home 500209 Tax Class T Tot Fin Area 2868 Total Acres .938 Chapter Lan	Cyclical Exemption W District SEAWALL 1 G4 Res Exem	8						
			GIS ID F_887083_2849777	Assoc Pid#					Total	2,268,000	2,268,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DUFFY JAMES F TT		38095 0161	12-31-2009	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
DUFFY RUTH		17725 0214	07-30-1999	Q	I	640,000	00	2023	1010	440,400	2022	1010	401,200		
									1010	1,489,000		1010	1,260,300		
									1010	42,100		1010	42,100		
								Total	1,971,500		Total	1,703,600		Total	1,205,500

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				
0120					Appraised Bldg. Value (Card)	582,700		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	60,000		
					Appraised Land Value (Bldg)	1,625,300		
					Special Land Value	0		
					Total Appraised Parcel Value	2,268,000		
					Valuation Method	C		
					Total Appraised Parcel Value	2,268,000		

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-350	12-29-2022	AD	Addition	123,400	05-30-2023	65		One floor addition approx 577sf a		06-21-2021	SJD	10	1	12	Property Est. - No Access
BPO-20-225	09-29-2020	MN	Maintenance	3,708		100		Weatherization/Insulation and air		04-12-2013	VGS			20	Field Review
164	11-09-2009	MN	Maintenance	80,000		100		VINYL SINDING,WINDOW		10-07-2010	KP		1	00	Measure & Listed
157	10-27-2009	MN	Maintenance	26,000		100		STRIP REROOF							
128	05-05-2008	MS	Miscellaneous	22,000	09-02-2008	100		24X27 DECK							
20010029	02-01-2001	RM	Remodel	4,000	07-02-2002	100		FR WINDOWS SKYLITES							

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	WP	Primary	20,483 SF	15.11	1.00000	5	1.00	0120	2.096		V250	2.5000	79.18	1,621,800	
1	1010	Single Family	WP	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0120	2.096			1.0000	1.72	1,500	
1	1010	Single Family	WP	Undevelop	0.466 AC	2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.10	2,000	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					1,625,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1441	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1175				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1441				

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

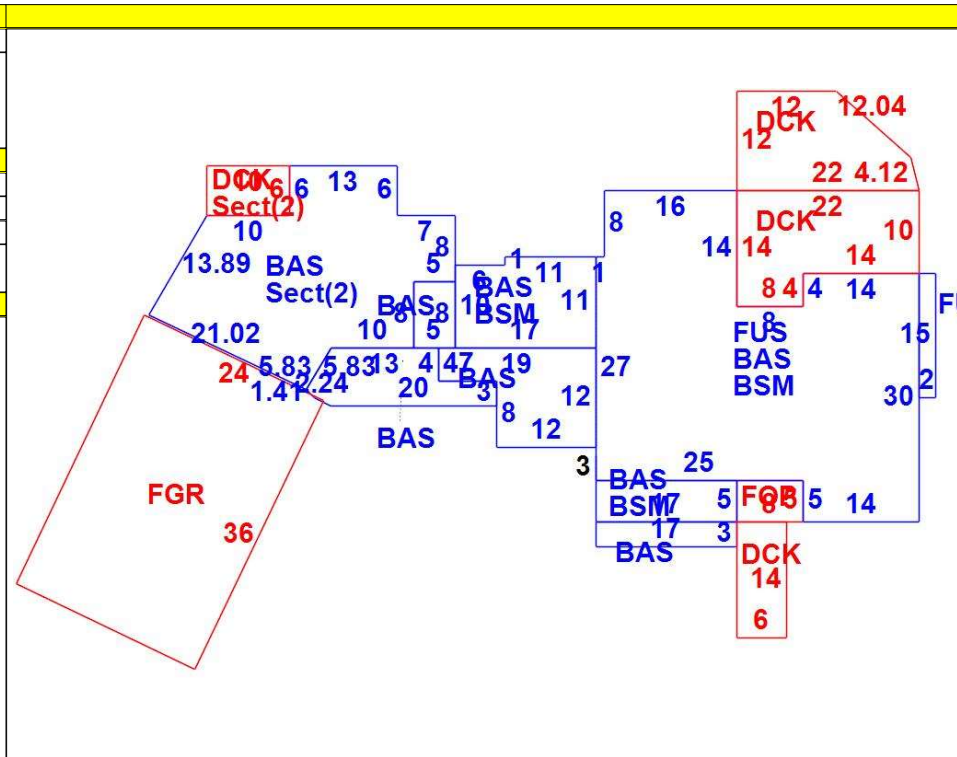
COST / MARKET VALUATION				
Net Other Adj		567,698		
Replace Cost		86,680		
Year Built		1978		
Effective Year Built		2000		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		21		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		79		
Cns Sect Rcnd		517,000		
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
SPL2	Ing Pool-Good	L	392	89.00	1980	A	70	C	1.00	24,400
FGR1	Garage - 1 Sto	L	864	52.00	1980	A	70	C	1.00	31,400
PTO	Patio	L	400	15.00	2000	A	70	C	1.00	4,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,827	1,827	1,827	152.32	278,289
BSM	Basement	0	1,441	288	30.44	43,868
DCK	Deck	0	554	55	15.12	8,378
FGR	Garage	0	864	346	61.00	52,703
FOP	Open Porch	0	40	6	22.85	914
FUS	Finished Upper Story	1,205	1,205	1,205	152.32	183,546
Ttl Gross Liv / Lease Area		3,032	5,931	3,727		567,698



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<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	60,000	60,000
NEW YORK	NY	10023	Alt Prcl ID	Cyclical	8				
			Scnd Home	Exemption					
			Tax Class	W					
			Tot Fin Area	District	SEAWALL 1 G4				
			Total Acres	Res Exem					
			Chapter Lan						
			GIS ID	F_887083_2849777	Assoc Pid#				
						Total		2,268,000	2,268,000

905  
 DUXBURY, MA  
**VISION**

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									1010	42,100		1010	42,100			
								Total		1,971,500	Total		1,703,600	Total		1,205,500

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Total			0.00									
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0120												
<b>NOTES</b>												
Total Appraised Parcel Value								2,268,000				

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
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1	1010	Single Family	WP	Undevelop	0.466 AC	2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.10	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value				1,625,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
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Style	07	Contemporary	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	0.00	None
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Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	1				
Bath Style	03	Modern			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION				
Net Other Adj			93,068	
Replace Cost			755,445	
Year Built			2022	
Effective Year Built			2021	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			0	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition			UC	
Condition %			65	
Percent Good			65	
Cns Sect Rcnd			65,700	
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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	605	605	605	152.32	92,154
DCK	Deck	0	60	6	15.23	914
Ttl Gross Liv / Lease Area		605	665	611		93,068

