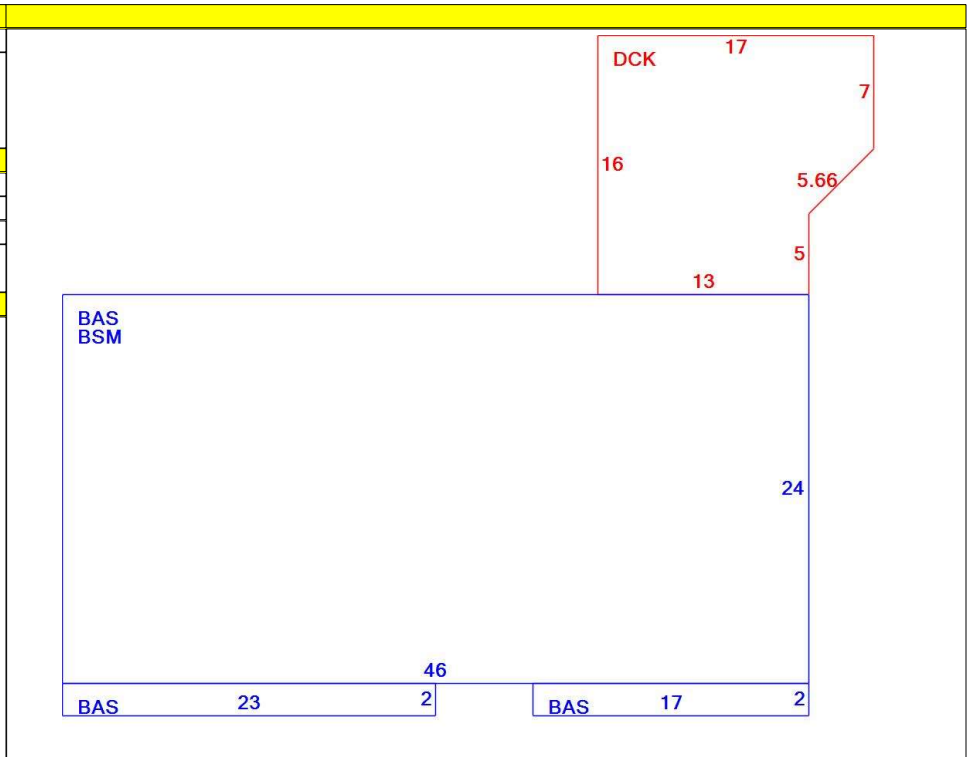


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
PROCTOR KENNETH PROCTOR LISA C 198 KEENE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	Total	593,100		593,100			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	193,300	193,300							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1184 Total Acres .92 Chapter Lan GIS ID F_856654_2847970		Cyclical 1 Exemption W District Res Exem Assc Pid#		RES LAND	1010	350,700	350,700					RESIDNTL	1010	49,100
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
PROCTOR KENNETH		23684	0036	12-16-2002	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
									2023	1010	187,200	2022	1010	154,100	2021	1010	139,400	
										1010	364,700		1010	300,600		1010	250,500	
										1010	30,800		1010	30,800		1010	30,800	
Total		0.00		Total		582,700		Total		485,500		Total		420,700				
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)						193,300		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						49,100		
										Appraised Land Value (Bldg)						350,700		
										Special Land Value						0		
										Total Appraised Parcel Value						593,100		
										Valuation Method						C		
										Total Appraised Parcel Value						593,100		
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-23-3	03-16-2023	MN	Maintenance	8,328		100	03-16-2023	REPLACE 1 WINDOW & 1 PATI		10-13-2022	SJT	10		01	Measure - No Entry			
QPO-22-18	08-22-2022	MN	Maintenance	49,923		100	08-22-2022	21 WINDOWS		04-12-2013	VGS			20	Field Review			
14941	05-15-1998	NC	New Construct	11,000	06-18-1999	100		12X36 BARN		04-02-2007	BSB		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,700	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			241,244
Interior Floor 2			Net Other Adj		31,000
Heat Fuel	02	Oil	Replace Cost		272,244
Heat Type	04	Forced Air-Duc	Year Built		1972
AC Type	03	Central	Effective Year Built		1992
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	4		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		71
Gas Fireplaces	0		Cns Sect Rcnld		193,300
Sq Ft Fin Bsmt	820		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	1104		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
SPL1	Ing Pool - Ave	L	800	64.00	1985	A	70	C	1.00	35,800
SHD1	Shed	L	240	21.00	1985	A	70	C	1.00	3,500
STB1	Stable	L	432	28.00	1998	A	70	C	1.00	8,500
SHD1	Shed	L	48	21.00	1990	A	70	C	1.00	700
SHD1	Shed	L	80	21.00	2010	P	35	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	168.82	199,883
BSM	Basement	0	1,104	221	33.79	37,309
DCK	Deck	0	244	24	16.61	4,052
Ttl Gross Liv / Lease Area		1,184	2,532	1,429		241,244

