

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
FREER JAMES TT 31 OCEAN RD NORTH TRUST PO BOX 355  BRYANTVILLE MA 02327		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		146,400	146,400
				0	Light			RES LAND	1010		653,300	653,300
<b>SUPPLEMENTAL DATA</b>						Total		799,700	799,700			
Alt Prcl ID		Cyclical		8								
Scnd Home 500024		Exemption		W								
Tax Class T		District		SEAWALL 2 G1 OF								
Tot Fin Area 738		Res Exem										
Total Acres .09		Chapter Lan										
GIS ID F_887528_2848895		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FREER JAMES TT		LCC 124729	02-03-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FREER WILLIAM ET AL		LCC 77231	07-06-1988	Q	I	1	00	2023	1010	112,200	2022	1010	92,200
									1010	497,400		1010	457,200
								Total		609,600	Total		549,400
								Total			Total		455,200

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)				146,400
0120										Appraised Xf (B) Value (Bldg)				0
										Appraised Ob (B) Value (Bldg)				0
										Appraised Land Value (Bldg)				653,300
										Special Land Value				0
										Total Appraised Parcel Value				799,700
										Valuation Method				C
										Total Appraised Parcel Value				799,700

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
2016-185	09-19-2016	MN	Maintenance	7,060		100		STRIP & REROOF	08-18-2020	SJT	10		20	Field Review
2016-152	05-13-2016	MS	Miscellaneous	23,820		100		INSTALL 20 PANEL ROOF TOP	04-12-2013	VGS			20	Field Review
43	03-12-2010	MN	Maintenance	15,000	07-07-2010	100		ROOF SHED	07-07-2010	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	3,920 SF	49.23	1.00000	5	1.00	0120	2.096		W170,ES95	1.6150	166.66	653,300
Total Card Land Units					0.09	AC	Parcel Total Land Area					0.09	Total Land Value			653,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	360	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			206,356
Interior Floor 2			Net Other Adj		5,750
Heat Fuel	01	Wood/Coal/None	Replace Cost		212,104
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		146,400
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	360		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
SLR	Solar Panels	L	20	1050.00	2016	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	378	378	378	215.18	81,337
BSM	Basement	0	360	72	43.04	15,493
DCK	Deck	0	195	20	22.07	4,304
FEP	Finished Enclosed Porch	0	203	122	129.32	26,252
FOP	Open Porch	0	48	7	31.38	1,506
FUS	Finished Upper Story	360	360	360	215.18	77,464
Ttl Gross Liv / Lease Area		738	1,544	959		206,356

