

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
ROLLINS DANIEL C 4 PINE POINT PL DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			RESIDNTL 1010 359,700 359,700 RES LAND 1010 482,100 482,100			
			0 No Sewer	0 Paved	0 Average										
		SUPPLEMENTAL DATA													
		Alt Prcl ID	Cyclical 8												
		Scnd Home	Exemption												
		Tax Class T	W												
		Tot Fin Area 1885	District												
		Total Acres .13	Res Exem												
		Chapter Lan													
		GIS ID F_886869_2848510	Assoc Pid#												
						Total		841,800	841,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ROLLINS DANIEL C		LCC 130573	08-07-2020	U	I	450,000	1A	Year	Code	Assessed	Year	Code	Assessed		
ROLLINS DAVID W		LCC 73671	07-29-1986	U	I	1	1	2023	1010	272,700	2022	1010	249,200		
									1010	369,500		1010	313,400		
								Total		642,200	Total		562,600		
								Total			Total		531,300		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0120															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									11-10-2022	SJT	10		12	Property Est. - No Access	
									04-12-2013	VGS			20	Field Review	
									08-26-2008	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	5,663 SF	40.72	1.00000	5	1.00	0120	2.096		V105,ES95	0.9975	85.13
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value			482,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	971	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas	Net Other Adj		486,555
Heat Type	04	Forced Air-Duc	Replace Cost		20,010
AC Type	01	None	Year Built		506,564
Bedrooms	3		Effective Year Built		1925
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		359,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	971		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	1,180	1,180	1,180	230.38	271,844
BSM	Basement	0	971	194	46.03	44,693
DCK	Deck	0	310	31	23.04	7,142
FOP	Open Porch	0	16	2	28.80	461
FUS	Finished Upper Story	705	705	705	230.38	162,415
Ttl Gross Liv / Lease Area		1,885	3,182	2,112		486,555

