

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
ANDERSON CHRISTOPHER S 27 MARGINAL RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND 1010 1010 240,800 500,900				240,800 500,900							
		0	No Sewer	0	Paved	0	Average																
SUPPLEMENTAL DATA												Total		741,700		741,700							
Alt Prcl ID		Cyclical		8																			
Scnd Home		Exemption		W																			
Tax Class T		District		Res Exem																			
Tot Fin Area 1560		Chapter Lan		GIS ID		F_886808_2848704		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ANDERSON CHRISTOPHER S		13696 0035		07-14-1995		U I		66,000		1		Year	Code	Assessed	Year	Code	Assessed						
												2023	1010 1010	182,400 381,800	2022	1010 1010	169,100 329,900	2021	1010 1010	152,800 296,300			
		Total										Total		564,200		Total		499,000		Total		449,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY											
												Appraised Bldg. Value (Card)				240,800							
												Appraised Xf (B) Value (Bldg)				0							
												Appraised Ob (B) Value (Bldg)				0							
												Appraised Land Value (Bldg)				500,900							
												Special Land Value				0							
												Total Appraised Parcel Value				741,700							
												Valuation Method				C							
												Total Appraised Parcel Value				741,700							
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								
QPO-20-80 63 14141	08-19-2020 02-27-2002 08-05-1996	MN AD AD	Maintenance Addition Addition	32,064 12,000 26,400	08-09-2003 07-17-1998	100 100 100	09-18-2020	Install 37 replacement windows & 20.5' DORMER SND STY & PIERFOUNDTN		04-12-2013 04-11-2011	VGS KP		1	20 00	Field Review 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	4,792 SF	45.65	1.00000	5	1.00	0120	2.096			V115,ES95	1.0925	104.53	500,900						
Total Card Land Units					0.11	AC	Parcel Total Land Area				0.11	Total Land Value				500,900							

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			341,151
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		354,151
Heat Type	05	Hot Water	Year Built		1943
AC Type	01	None	Effective Year Built		1989
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
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		68
Gas Fireplaces	0		Cns Sect Rcnld		240,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS
BAS

39

20

DCK 4
9

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	780	780	780	218.13	170,139	
DCK	Deck	0	36	4	24.24	873	
FUS	Finished Upper Story	780	780	780	218.13	170,139	
Ttl Gross Liv / Lease Area		1,560	1,596	1,564		341,151	



27 MARGINAL RD

