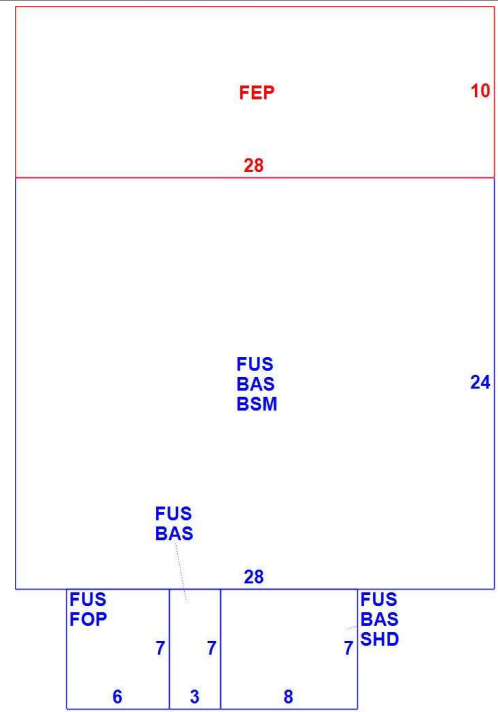


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
SANDY TOES COTTAGE LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
585 E. 7TH STREET			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	386,400	386,400	VISION						
UNIT 3		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,289,000	1,289,000							
BOSTON MA 02127		Alt Prcl ID Scnd Home 500735 Tax Class T Tot Fin Area 1540 Total Acres .172 Chapter Lan GIS ID F_887249_2850698			Cyclical Exemption W W District SEAWALL 2 G1 OF Res Exem		Total		1,675,400	1,675,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SANDY TOES COTTAGE LLC		55353 57	07-23-2021	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
SANTOS THOMAS J, DEGNAN LAUREN		51708 247	09-27-2019	Q	I	1,175,000	00	2023	1010	293,600	2022	1010	268,500			
105 GURNET ROAD LLC		50056 0186	07-18-2018	U	I	10	1A		1010	1,039,500		1010	872,800			
PLANTE RANDALL & DOGGETT-PLANTE		36150 0103	07-03-2008	U	I	10	1A	Total		1,333,100	Total		1,141,300			
PLANTE RANDALL		31441 0336	09-30-2005	Q	I	1,145,000	00	Total		1,081,200						
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						APPRAISED VALUE SUMMARY							
Nbhd			Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)		386,400		
0120												Appraised Xf (B) Value (Bldg)		0		
												Appraised Ob (B) Value (Bldg)		0		
												Appraised Land Value (Bldg)		1,289,000		
												Special Land Value		0		
												Total Appraised Parcel Value		1,675,400		
												Valuation Method		C		
												Total Appraised Parcel Value		1,675,400		
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		
68	05-27-2011	MN	Maintenance	6,500		100		ROOF	05-14-2020	SJD	9		20	Field Review		
12413	06-30-1990	MN	Maintenance	4,000	01-01-1993	100		REPLACE 10X28 SCR PC	11-02-2015	JLF	10		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									08-02-2005	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	7,500 SF	32.80	1.00000	5	1.00	0120	2.096		W250	2.5000	171.87	
Total Card Land Units					0.17 AC	Parcel Total Land Area					0.17	Total Land Value				1,289,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	672	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	672				

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

COST / MARKET VALUATION	
Net Other Adj	485,052
Replace Cost	23,360
Year Built	508,412
Effective Year Built	1928
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	386,400
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	749	749	749	259.66	194,488
BSM	Basement	0	672	134	51.78	34,795
FEP	Finished Enclosed Porch	0	280	168	155.80	43,624
FOP	Open Porch	0	42	6	37.09	1,558
FUS	Finished Upper Story	791	791	791	259.66	205,394
SHD	Attached Shed	0	56	20	92.74	5,193
Ttl Gross Liv / Lease Area		1,540	2,590	1,868		485,052

