

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
WILSON RUSSELL MCGUINNESS RICHARD 38 SPRUCE ST DEDHAM MA 02026				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	135,800	135,800	VISION				
										RES LAND	1010	339,800	339,800					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home 500784 Tax Class T Tot Fin Area 1045 Total Acres .037 Chapter Lan GIS ID F_886913_2851472				Cyclical Exemption W District Res Exem Assoc Pid#														
										Total		475,600	475,600					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
WILSON RUSSELL CONNELLY BRUCE R GOVOSTES GEORGE J		55752	121	09-29-2021	U	I	400,000		1	1		Year	Code	Assessed	Year	Code	Assessed	
		44285	0334	05-02-2014	U	I	1		1A	2023	1010	104,600	2022	1010	81,200	2021	1010	82,600
		3208	0172	01-01-2001	U	I	0		1		1010	267,400		1010	249,100		1010	203,400
										Total		372,000	Total	330,300	Total	286,000		
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) 135,800								
0120										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 339,800								
										Special Land Value 0								
										Total Appraised Parcel Value 475,600								
										Valuation Method C								
										Total Appraised Parcel Value 475,600								
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			
										06-07-2022	SJD	9		01	Measure - No Entry			
										11-09-2015	JLF	10		01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										09-20-1999	B&K		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	1,620 SF	80.04	1.00000	5	1.00	0120	2.096			V125	1.2500	209.75	339,800	
Total Card Land Units					0.04 AC	Parcel Total Land Area					0.04	Total Land Value					339,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	353	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
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			193,836
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	00	None	Replace Cost		202,636
Heat Type	01	None	Year Built		1920
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	5		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		67
Gas Fireplaces	0		Cns Sect Rcnld		135,800
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	353		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	456	456	456	162.07	73,904
BSM	Basement	0	353	71	32.60	11,507
FEP	Finished Enclosed Porch	0	133	80	97.49	12,966
FUS	Finished Upper Story	589	589	589	162.07	95,459
Ttl Gross Liv / Lease Area		1,045	1,531	1,196		193,836

				13	
				19	
				11	
				7	
				19	
				BSM 11	1

