

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DUFFY JOHN A JR 182 SUMMER ST SUITE 6 #258 KINGSTON MA 02364			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	684,300	684,300	
				0 Light		RES LAND	1010	1,658,800	1,658,800	
SUPPLEMENTAL DATA						RESIDNTL	1010	12,400	12,400	
Alt Prcl ID		Scnd Home NEW FY 2025		Cyclical Exemption 8						
Tax Class T		Tot Fin Area 2016		District SEAWALL 2						
Total Acres .165		Chapter Lan		Res Exem						
GIS ID F_887140_2851331		Assoc Pid#								
						Total		2,355,500	2,355,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NAJARIAN DANIEL J		57603 215	01-17-2023	U	I	2,390,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUFFY JOHN A JR		57041 43	07-19-2022	U	I	100	1A	2023	1010	428,900	2022	1010	245,000	2021	1010	214,800
DUFFY JOHN A SR TT		53665 1	10-21-2020	U	I	1,120,000	1V		1010	1,334,000		1010	1,120,900		1010	953,600
REARDON JOHN J TT		44090 0200	02-20-2014	U	I	1	1A		1010	3,400		1010	3,400			
REARDON EDWARD P & JOHN J TT REA		36596 0093	12-11-2008	U	I	1	1F									
								Total		1,766,300	Total		1,369,300	Total		1,168,400

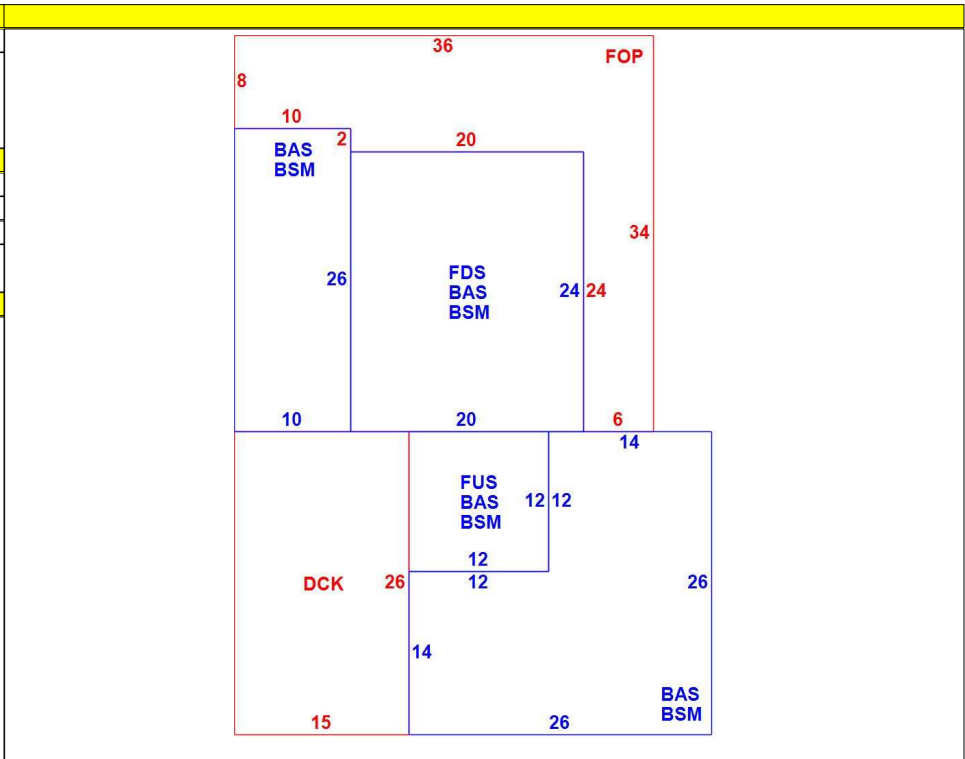
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	684,300
0120										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	12,400
										Appraised Land Value (Bldg)	1,658,800
										Special Land Value	0
										Total Appraised Parcel Value	2,355,500
										Valuation Method	C
										Total Appraised Parcel Value	2,355,500

NOTES																			
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					
BPO-20-355	03-17-2021	RM	Remodel	472,000	05-26-2021	100	09-02-2021	Complete whole house remodel,	06-12-2023	SJD	9	1	06	Inspection Only					
BPO-20-294	02-24-2021	DM	Demolish	8,500	04-26-2021	100		Remove/Demo all open & enclos	05-11-2023	SJD	9		01	Measure - No Entry					
BPO-20-378	01-12-2021	RM	Remodel	50,000	04-26-2021	100	09-02-2021	Frame all new interior partitions i	09-15-2021	SJT	5		01	Measure - No Entry					
BPO-20-291	11-17-2020	DM	Demolish	15,000	04-26-2021	100		Gut entire interior as specified on	04-26-2021	SJT	5		05	Measure - Under Construct					
									10-14-2015	JLF			01	Measure - No Entry					
									04-12-2013	VGS			20	Field Review					
									09-25-1999	K+B		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	7,200 SF	33.82	1.00000	5	1.00	0120	2.096		W325	3.2500	230.39	1,658,800
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			1,658,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	676		
Model	01	Residential		Bsmt Type	03		
Grade	08	Excellent		Unfin Area	0.00	Partial	
Stories	1.9						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		670,187	
Heat Fuel	03	Gas		Replace Cost		21,000	
Heat Type	04	Forced Air-Duc		Year Built		691,186	
AC Type	03	Central		Effective Year Built		2021	
Bedrooms	3			Depreciation Code		2020	
Full Baths	2			Remodel Rating		A	
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Depreciation %		1	
Total Rooms	6			Functional Obsol			
Bath Style	03	Modern		External Obsol			
Kitchen Style	03	Modern		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		99	
Gas Fireplaces	1			Cns Sect Rcnd		684,300	
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	676			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
GNR	GENERATOR	L	1	12400.00	2021	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,416	1,416	1,416	277.97	393,606	
BSM	Basement	0	1,416	283	55.55	78,666	
DCK	Deck	0	390	39	27.80	10,841	
FDS	Finished 95% Story	456	480	456	264.07	126,754	
FOP	Open Porch	0	484	73	41.93	20,292	
FUS	Finished Upper Story	144	144	144	277.97	40,028	
Ttl Gross Liv / Lease Area		2,016	4,330	2,411		670,187	

