

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TEDESCHI TIMOTHY N			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
7 BAY AVE			0 Sewer	0 Paved	0 Good	RESIDNTL	1090	1,800,000	1,800,000
DUXBURY MA 02332		SUPPLEMENTAL DATA				RES LAND	1090	1,820,000	1,820,000
		Alt Prcl ID	Cyclical	8		RESIDNTL	1090	109,200	109,200
		Scnd Home	Exemption						
		Tax Class T	W	W					
		Tot Fin Area 4666	District	SEAWALL 2 G1 OF					
		Total Acres .52	Res Exem						
		Chapter Lan							
		GIS ID F_887221_2852344	Assoc Pid#						
							Total	3,729,200	3,729,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TEDESCHI TIMOTHY N		12873 0103	05-11-1994	U	I	430,000	1B	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	1,279,000	2022	1090	1,155,000
									1090	1,474,800		1090	1,263,400
									1090	61,000		1090	61,000
							Total	2,814,800	Total	2,479,400	Total	2,075,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

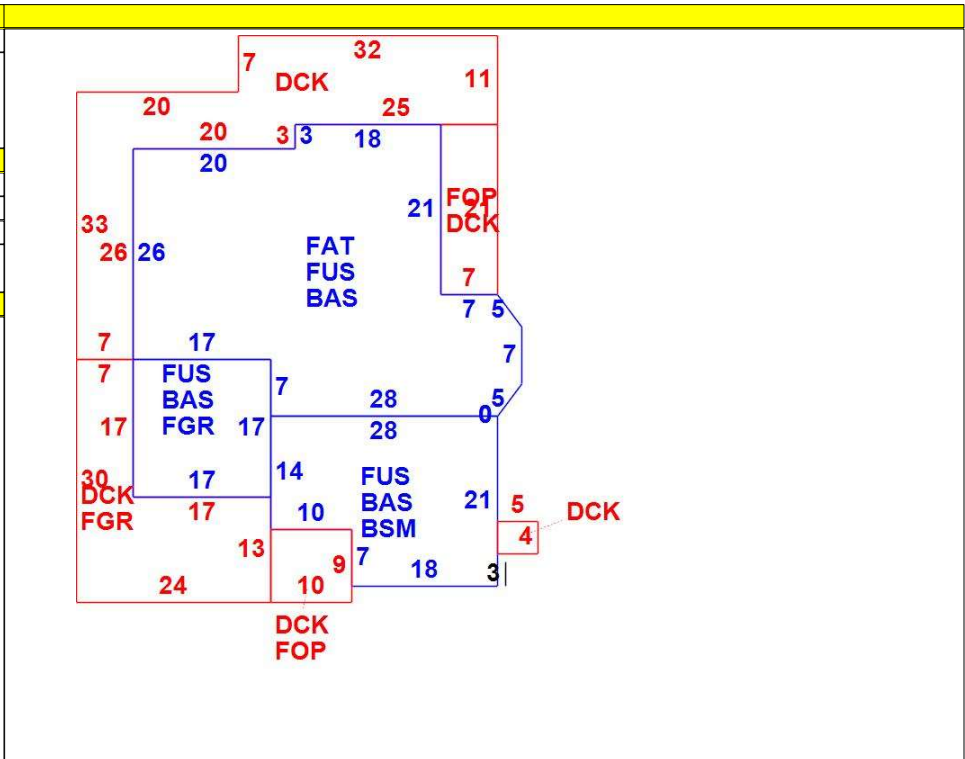
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,800,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	109,200		
Appraised Land Value (Bldg)	1,820,000		
Special Land Value	0		
Total Appraised Parcel Value	3,729,200		
Valuation Method	C		
Total Appraised Parcel Value	3,729,200		

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
2016-191	06-06-2016	NC	New Construct	784,000	01-30-2018	100		SINGLE FAMILY TWO STORIES	01-30-2018	JLF	5		30	Quality Control
2016-183	06-02-2016	DM	Demolish	13,500	06-05-2017	100		DEMO EXISTING DWELLING	09-29-2017	JLF	5		01	Measure - No Entry
76-2013	04-25-2013	MN	Maintenance	10,000	08-08-2013	100		REPAIR PORCH ROOF SUPPO	06-05-2017	JLF	5		06	Inspection Only
48	05-14-2009	MN	Maintenance	40,000	08-08-2013	100		ROOF 40 SQUARES	08-08-2013	BH			01	Measure - No Entry
581	12-23-2005	AD	Addition	162,000	05-15-2006	100		POOL HOUSE/DECK	04-12-2013	VGS			20	Field Review
580	12-23-2005	NC	New Construct	18,000		100		FOUNDATION	04-02-2012	KP	6		20	Field Review
485	10-26-2005	MS	Miscellaneous	35,000		100		GUNITE POOL ENCLOSUR	06-02-2006	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	1090	Multi Houses	RC	Primary	22,651 SF	13.94	1.00000	5	1.00	0120	2.096		W275	2.7500	80.35	1,820,000
Total Card Land Units					0.52 AC	Parcel Total Land Area					0.52	Total Land Value				1,820,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1238	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	3				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,380,384
Interior Floor 2			Replace Cost		59,245
Heat Fuel	03	Gas	Year Built		1,439,630
Heat Type	04	Forced Air-Duc	Effective Year Built		2016
AC Type	03	Central	Depreciation Code		2015
Bedrooms	4		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	1		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		94
Extra Openings	0		Cns Sect Rcnd		1,353,300
Gas Fireplaces	4		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1238		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
SPL2	Ing Pool-Good	L	870	89.00	2005	G	85	B	1.50	98,700
GNR	GENERATOR	L	1	12400.00	2015	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,134	2,134	2,134	263.84	563,024
BSM	Basement	0	518	104	52.97	27,439
DCK	Deck	0	1,383	138	26.33	36,409
FAT	Finished Attic	398	1,327	398	79.13	105,006
FGR	Garage	0	720	288	105.53	75,984
FOP	Open Porch	0	237	36	40.08	9,498
FUS	Finished Upper Story	2,134	2,134	2,134	263.84	563,024
Ttl Gross Liv / Lease Area		4,666	8,453	5,232		1,380,384

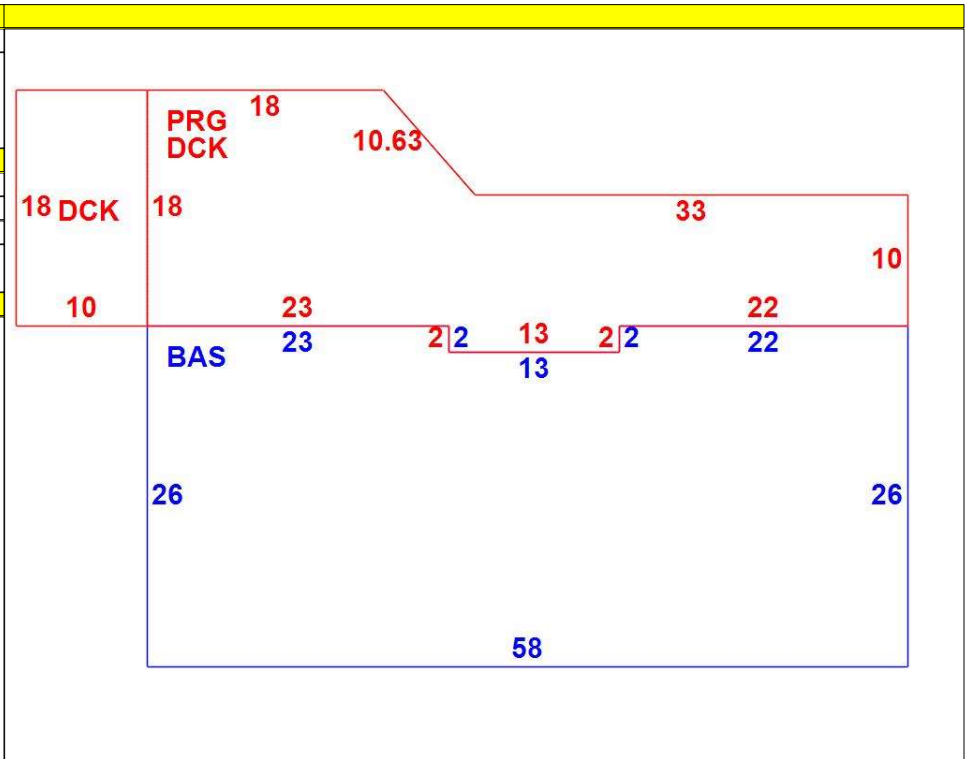


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION									
TEDESCHI TIMOTHY N 7 BAY AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Excellent	Description		Code	Appraised	Assessed	RESIDNTL 1090 1,800,000 1,800,000 RES LAND 1090 1,820,000 1,820,000 RESIDNTL 1090 109,200 109,200										
		0	Sewer	0	Paved	0	Good																
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 8																	
		Scnd Home		Exemption																			
		Tax Class T		W W																			
		Tot Fin Area 4666		District SEAWALL 2 G1 OF																			
		Total Acres .52		Res Exem																			
		Chapter Lan																					
		GIS ID F_887221_2852344		Assoc Pid#																			
										Total		3,729,200 3,729,200											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
TEDESCHI TIMOTHY N		12873	0103	05-11-1994		U	I	430,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
												2023	1090	1,279,000	2022	1090	1,155,000	2021	1090	1,019,500			
													1090	1,474,800		1090	1,263,400		1090	995,200			
													1090	61,000		1090	61,000		1090	61,000			
		Total										Total		2,814,800		Total		2,479,400		Total		2,075,700	
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)				1,800,000									
0120										Appraised Xf (B) Value (Bldg)				0									
										Appraised Ob (B) Value (Bldg)				109,200									
										Appraised Land Value (Bldg)				1,820,000									
										Special Land Value				0									
										Total Appraised Parcel Value				3,729,200									
										Valuation Method				C									
										Total Appraised Parcel Value				3,729,200									
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						
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						
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0120	2.096			0.0000		0.00	0						
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.52	Total Land Value					0						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	1				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceramic			
Interior Floor 2					
Heat Fuel	00	None			
Heat Type	01	None			
AC Type	03	Central			
Bedrooms	0				
Full Baths	1				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	1				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION		
Net Other Adj		468,172
Replace Cost		17,325
Year Built		485,497
Effective Year Built		2006
Depreciation Code		2013
Remodel Rating		E
Year Remodeled		
Depreciation %	8	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	92	
Cns Sect Rcnld	446,700	
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	1,482	1,482	1,482	282.71	418,980	
DCK	Deck	0	958	96	28.33	27,140	
PRG	Pergola	0	778	78	28.34	22,052	
Ttl Gross Liv / Lease Area		1,482	3,218	1,656		468,172	

