

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
WEBSTER MADELINE T TT				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed					
MADELINE T WEBSTER REVOCABLE				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	71,200	71,200					
96 MELROSE ST						0	Light			RES LAND	1010	587,800	587,800					
SUPPLEMENTAL DATA										RESIDNTL	1010	1,800	1,800					
ARLINGTON MA 02474		Alt Prcl ID		Cyclical		8				Total		660,800	660,800					
		Scnd Home 500174		Exemption														
		Tax Class T		W														
		Tot Fin Area 702		District														
		Total Acres .31		Res Exem														
		Chapter Lan																
		GIS ID F_886450_2851881		Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WEBSTER MADELINE T TT			57509	300	12-14-2022		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
WEBSTER MADELINE T			15144	0012	05-01-1997		Q	I	127,000		00	2023	1010	76,500	2022	1010	66,900	
SHORESIDE RLTY TRUST			14439	0320	06-14-1996		Q	I	117,500		00		1010	448,800		1010	387,600	
													1010	1,200		1010	1,200	
			Total									Total		Total		Total		
			0.00									526,500		455,700		387,200		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount											Comm Int
											APPRAISED VALUE SUMMARY							
			Total 0.00								Appraised Bldg. Value (Card) 71,200							
											Appraised Xf (B) Value (Bldg) 0							
											Appraised Ob (B) Value (Bldg) 1,800							
											Appraised Land Value (Bldg) 587,800							
											Special Land Value 0							
											Total Appraised Parcel Value 660,800							
											Valuation Method C							
											Total Appraised Parcel Value 660,800							
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			
2018-45	04-05-2018	MN	Maintenance	3,600		100		REROOF		11-12-2015	JLF	10	1	00	Measure & Listed			
19990286	06-24-1999	RM	Remodel	3,600		100		REM BATHROOM		11-09-2015	JLF	10		01	Measure - No Entry			
										04-12-2013	VGS			20	Field Review			
										09-02-2008	BSB		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	4,792	SF	45.65	1.00000	5	1.00	0120	2.096			V125	1.2500	119.60	573,100
1	1010	Single Family	WP	Residual	0.200	AC	35,000.00	1.00000	5	1.00	0120	2.096			1.0000	1.69	14,700	
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			587,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	02	Below Average	Unfin Area	0.00	Crawl
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	09	Logs	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	07	Pine/Wood	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			98,762
Interior Floor 2			Net Other Adj		7,480
Heat Fuel	03	Gas	Replace Cost		106,240
Heat Type	04	Forced Air-Duc	Year Built		1925
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	4		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		71,200
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	0		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
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	695	695	695	135.66	94,284
DCK	Deck	0	100	10	13.57	1,357
FOP	Open Porch	0	44	7	21.58	950
FSP	Screened Porch	0	81	16	26.80	2,171
Ttl Gross Liv / Lease Area		695	920	728		98,762

