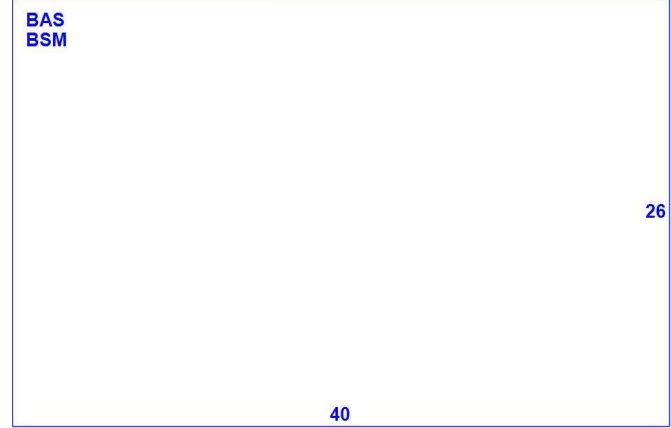
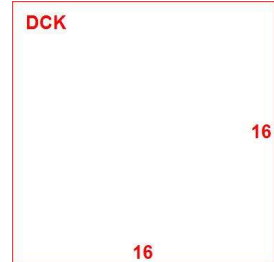


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
INSTASI KAREN T				0 Water		0 Feeder		0 Average		Description	Code	Appraised	Assessed							
1150 FRANKLIN ST				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	125,000	125,000							
DUXBURY MA 02332				0 Medium						RES LAND	1010	351,100	351,100							
SUPPLEMENTAL DATA														VISION						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1040 Total Acres .948 Chapter Lan GIS ID F_857319_2844083				Cyclical 1 Exemption W District Res Exem Assoc Pid#																
										Total		476,100	476,100							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
INSTASI KAREN T			4359 0371		11-08-1977	U	I	31,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	134,600	2022	1010	117,200	2021	1010	116,000
													1010	365,100		1010	300,900		1010	252,000
													1010	600		1010	600		1010	600
										Total		500,300	Total	418,700	Total	368,600				
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												
0050																				
NOTES												Appraised Bldg. Value (Card) 125,000								
												Appraised Xf (B) Value (Bldg) 0								
												Appraised Ob (B) Value (Bldg) 0								
												Appraised Land Value (Bldg) 351,100								
												Special Land Value 0								
												Total Appraised Parcel Value 476,100								
												Valuation Method C								
												Total Appraised Parcel Value 476,100								
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					
										10-31-2022	SJT	10		01	Measure - No Entry					
										04-12-2013	VGS			20	Field Review					
										08-16-2007	BSB			01	Measure - No Entry					
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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000			
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.1000		0.84	1,100			
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value					351,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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			187,252
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		195,253
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1985
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
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		64
Gas Fireplaces	0		Cns Sect Rcnld		125,000
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	1040		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	1,040	1,040	1,040	146.98	152,859	
BSM	Basement	0	1,040	208	29.40	30,572	
DCK	Deck	0	256	26	14.93	3,821	
Ttl Gross Liv / Lease Area		1,040	2,336	1,274		187,252	

