

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHNSON BEVERLY A TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BEVERLY A JOHNSON LIVING TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	487,672	487,672	
681 CONGRESS ST		SUPPLEMENTAL DATA			RESIDNTL	0130	70,030	59,220		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 10		COMMERC.	0310	31,128	31,128		
		Scnd Home	Exemption W		COM LAND	0310	22,914	22,914		
		Tax Class T	District		COMMERC.	0310	4,470	3,780		VISION
		Tot Fin Area 3399	Res Exem		Total		975,200	963,700		
		Total Acres 1.828	Assoc Pid#							
		Chapter Lan								
		GIS ID F_859549_2848001								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON BEVERLY A TT		56922 10	06-15-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
JOHNSON BEVERLY A TT		16476 0163	08-05-1998	U	I	1	1F	2023	0130	380,700	2022	0130	319,694
									0130	373,274		0130	307,662
									0130	35,626		0130	35,626
									0310	24,300		0310	20,406
									0310	4,470		0310	3,780
								Total		840,000	Total		705,300
											Total		666,900

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

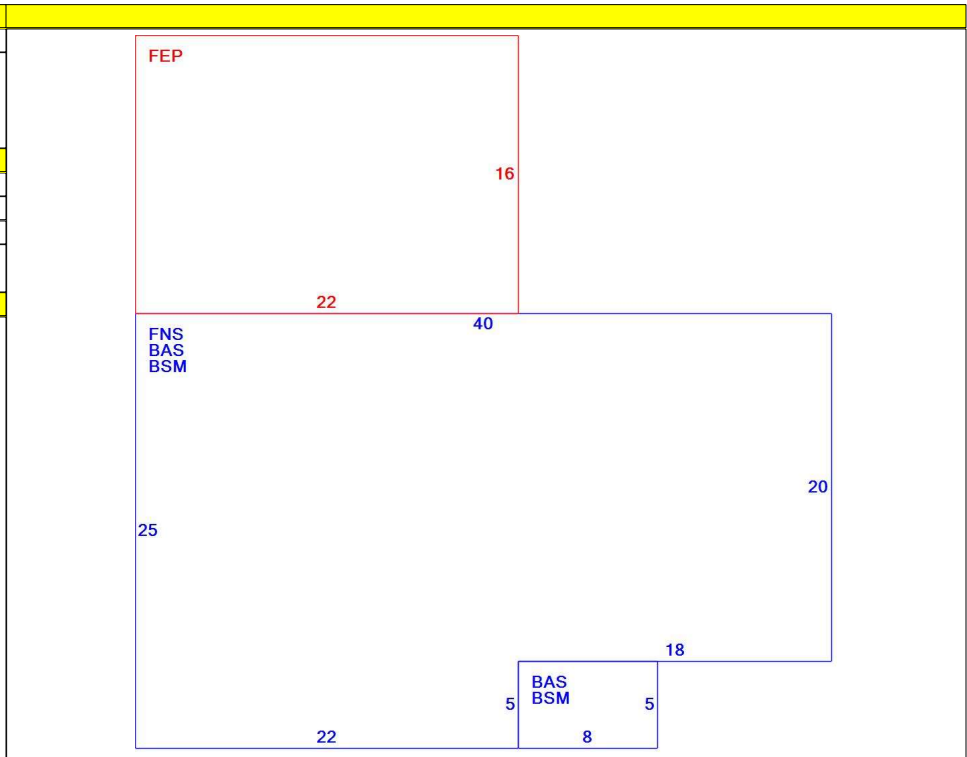
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY											
This signature acknowledges a visit by a Data Collector or Assessor											
Appraised Bldg. Value (Card)										518,800	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										74,500	
Appraised Land Value (Bldg)										381,900	
Special Land Value										0	
Total Appraised Parcel Value										975,200	
Valuation Method										C	
Total Appraised Parcel Value										975,200	

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
2016-174	09-08-2016	MN	Maintenance	11,700		100		10 WINDOWS		07-21-2021	SJT	10		01	Measure - No Entry
2015-175	08-04-2015	MN	Maintenance	8,300		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
2014-220	07-30-2014	MS	Miscellaneous	6,000		100		SOLAR ELECTRIC PANELS (9)		06-11-2007	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	0130	Pri Res	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	CONVERTED USE CODE - OL		1.0000	8.75	350,000
1	0130	Pri Res	RC	Residual	0.910 AC	35,000.00	1.00000	5	1.00	0050	1.000	CONVERTED USE CODE - OL		1.0031	0.80	31,900
Total Card Land Units					1.83 AC	Parcel Total Land Area					1.83	Total Land Value			381,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	950	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2	09	Pine/Soft Wood	COST / MARKET VALUATION		
Heat Fuel	03	Gas	Net Other Adj		432,318
Heat Type	05	Hot Water	Replace Cost		13,650
AC Type	01	None	Year Built		445,968
Bedrooms	4		Effective Year Built		1905
Full Baths	1		Depreciation Code		1988
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		33
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		298,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	950		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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
PTO	Patio	L	238	15.00	1980	A	70	C	1.00	2,500
BTH	Cabana	L	100	106.00	1985	A	70	C	1.00	7,400
SHD1	Shed	L	49	21.00	2005	A	70	C	1.00	700
SLR	Solar Panels	L	9	1050.00	2014	G	85	C	1.00	11,500
SHD1	Shed	L	144	21.00	2010	A	70	C	1.00	2,100
SHD1	Shed	L	276	21.00	2000	A	70	C	1.00	4,100
BTH	Cabana	L	128	106.00	1985	F	55	C	1.00	7,500
FSP	Screen Porch	L	105	39.00	1985	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	950	950	950	199.23	189,264
BSM	Basement	0	950	190	39.85	37,853
FEP	Finished Enclosed Porch	0	352	211	119.42	42,036
FNS	Finished 90% Story	819	910	819	179.30	163,165
Ttl Gross Liv / Lease Area		1,769	3,162	2,170		432,318



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON BEVERLY A TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BEVERLY A JOHNSON LIVING TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	487,672	487,672
681 CONGRESS ST		SUPPLEMENTAL DATA			RESIDNTL	0130	358,986	358,986	
DUXBURY MA 02332		Alt Prcl ID	Cyclical 10		RESIDNTL	0130	70,030	59,220	
		Scnd Home	Exemption		COMMERC.	0310	31,128	31,128	
		Tax Class T	W		COM LAND	0310	22,914	22,914	
		Tot Fin Area 3399	District		COMMERC.	0310	4,470	3,780	
		Total Acres 1.828	Res Exem						
		Chapter Lan	Assoc Pid#						
		GIS ID F_859549_2848001							
						Total	975,200	963,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON BEVERLY A TT		56922 10	06-15-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
JOHNSON BEVERLY A TT		16476 0163	08-05-1998	U	I	1	1F	2023	0130	380,700	2022	0130	319,694
									0130	373,274		0130	307,662
									0130	35,626		0130	35,626
									0310	24,300		0310	20,406
									0310	20,406		0310	20,364
								Total	840,000	Total	705,300	Total	666,900

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

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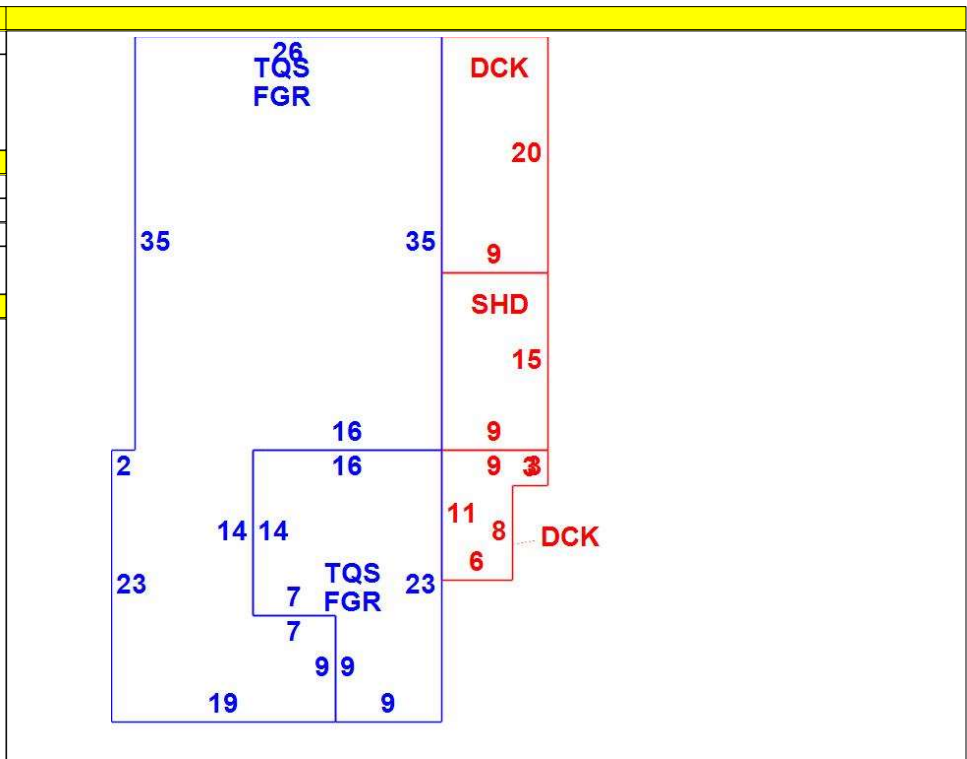
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	518,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	74,500
Appraised Land Value (Bldg)	381,900
Special Land Value	0
Total Appraised Parcel Value	975,200
Valuation Method	C
Total Appraised Parcel Value	975,200

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	0130	Pri Res			0.000 AC	0.00	1.00000	5	1.00	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.83	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	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
Stories	1.5				
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	Net Other Adj		263,442
Interior Floor 2			Replace Cost		4,250
Heat Fuel	07	Propane	Year Built		267,691
Heat Type	04	Forced Air-Duc	Effective Year Built		1960
AC Type	01	None	Depreciation Code		1991
Bedrooms	2		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		70
Extra Openings	0		Cns Sect Rcnld		187,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	
DCK	Deck	0	255	26	14.43	3,681	
FGR	Garage	0	1,554	622	56.66	88,050	
SHD	Attached Shed	0	135	47	49.28	6,653	
TQS	Three Quarter Story	1,166	1,554	1,166	106.21	165,058	
Ttl Gross Liv / Lease Area		1,166	3,498	1,861		263,442	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
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BEVERLY A JOHNSON LIVING TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	487,672	487,672
681 CONGRESS ST		SUPPLEMENTAL DATA			RESIDNTL	0130	358,986	358,986	
DUXBURY MA 02332		Alt Prcl ID	Cyclical 10		RESIDNTL	0130	70,030	59,220	
		Scnd Home	Exemption		COMMERC.	0310	31,128	31,128	
		Tax Class T	W		COM LAND	0310	22,914	22,914	
		Tot Fin Area 3399	District		COMMERC.	0310	4,470	3,780	
		Total Acres 1.828	Res Exem						
		Chapter Lan	Assoc Pid#						
		GIS ID F_859549_2848001							
							Total	975,200	963,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
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JOHNSON BEVERLY A TT		16476 0163	08-05-1998	U	I	1	1F	2023	0130	380,700	2022	0130	319,694
									0130	373,274		0130	307,662
									0130	35,626		0130	35,626
									0310	24,300		0310	20,406
									0310	20,406		0310	20,364
								Total		840,000	Total		705,300
									Total		Total		666,900

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

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	518,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	74,500
Appraised Land Value (Bldg)	381,900
Special Land Value	0
Total Appraised Parcel Value	975,200
Valuation Method	C
Total Appraised Parcel Value	975,200

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	
3	0130	Pri Res			0.000 AC	0.00	1.00000	5	1.00	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.83	Total Land Value				0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	36	Camp	Bsmt Area	0				
Model	01	Residential	Bsmt Type	00				
Grade	02	Below Average	Unfin Area	0.00	N/A			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	08	Wood On Sheath	Parcel Id		C	Own		
Exterior Wall 2	27	Pre-Finsh Metl			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	05	Vinyl				46,698		
Interior Floor 2			Net Other Adj			4,250		
Heat Fuel	07	Propane	Replace Cost			50,948		
Heat Type	05	Hot Water	Year Built			1973		
AC Type	01	None	Effective Year Built			1985		
Bedrooms	1		Depreciation Code			F		
Full Baths	1		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %			36		
Total Rooms	3		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good			64		
Gas Fireplaces	0		Cns Sect Rcnd			32,600		
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					

BAS	18
26	

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	468	468	468	99.78	46,698	
Ttl Gross Liv / Lease Area		468	468	468		46,698	

