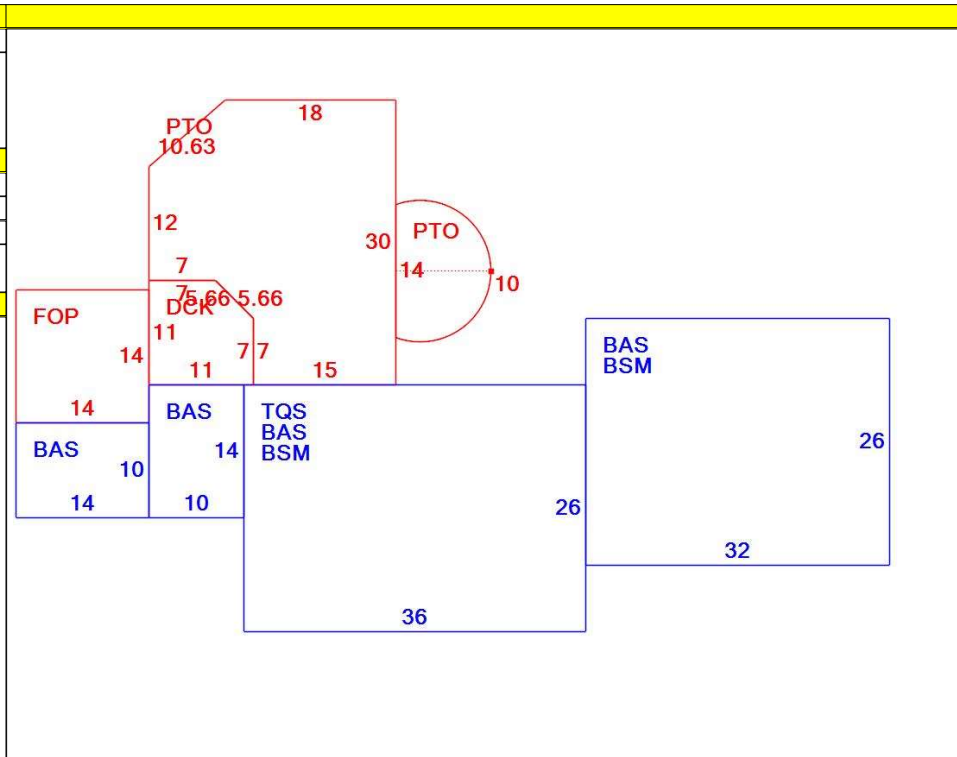


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
FILES WILLIAM A TT FILES MARGARET O TT 306 KEENE ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed				
										RESIDNTL	1010	360,100	360,100	VISION			
										RES LAND	1010	350,700	350,700				
SUPPLEMENTAL DATA																	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2750 Total Acres .92 Chapter Lan GIS ID F_857649_2849125						Cyclical 1 Exemption W District Res Exem Assoc Pid#											
										Total		710,800	710,800				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
FILES WILLIAM A TT		LCC	133156	12-09-2021		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
FILES WILLIAM A		LCC	131388	01-08-2021		U	I	1		1A	2023	1010	261,600	2022	1010	219,700	
FILES WILLIAM A & MARGARET O TT		LCC	122785	12-04-2015		U	I	1		1A		1010	364,700		1010	300,600	
FILES WILLIAM A		LCC	91524	06-09-1997		Q	I	245,250		00		1010	1,900		1010	1,900	
										Total		628,200	Total	522,200	Total	465,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total	0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 360,100							
0050										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 350,700							
										Special Land Value 0							
										Total Appraised Parcel Value 710,800							
										Valuation Method C							
										Total Appraised Parcel Value 710,800							
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		
BPO-23-260	07-17-2023	SP	Solar Panels	30,887		0		36 ROOF MOUNT SOLAR ARRA		10-06-2022	SJT	10		13	Property Questionnaire		
20010322	08-14-2001	RM	Remodel	20,000	06-25-2002	100		CONVERT GARAGE		08-18-2014	JLF	10	1	00	Measure & Listed		
15292	01-15-1999	MN	Maintenance	2,500		100		STRIP & REROFF		08-11-2014	JLF	10		01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										06-25-2002	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	1010	Single Family	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,700	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				350,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1768	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1768				

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

COST / MARKET VALUATION		
Net Other Adj		481,883
Replace Cost		514,482
Year Built		1961
Effective Year Built		1991
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		70
Cns Sect Rcnd		360,100
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	2,048	2,048	2,048	151.44	310,149
BSM	Basement	0	1,768	354	30.32	53,610
DCK	Deck	0	113	11	14.74	1,666
FOP	Open Porch	0	196	29	22.41	4,392
PTO	Patio	0	763	38	7.54	5,755
TQS	Three Quarter Story	702	936	702	113.58	106,311
Ttl Gross Liv / Lease Area		2,750	5,824	3,182		481,883

