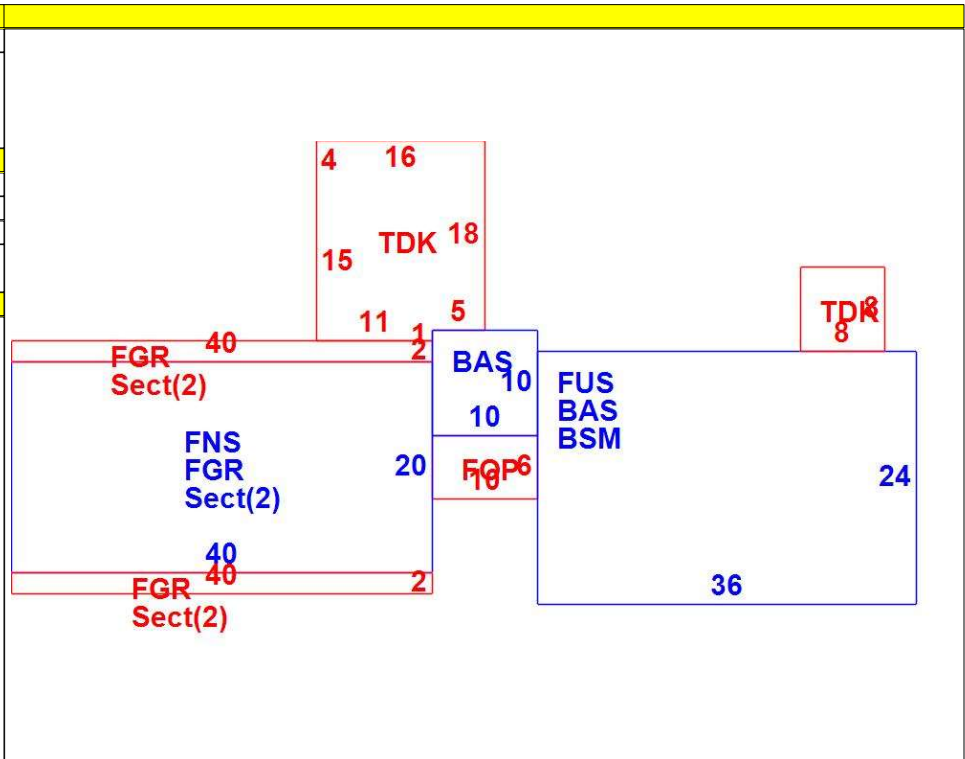


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
CUMMINGS DEREK M DOWD ERIN M 332 KEENE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	482,600	482,600										
				0	Medium			RES LAND	1010	350,700	350,700										
SUPPLEMENTAL DATA										RESIDNTL	1010	700	700								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres .92 Chapter Lan GIS ID F_857796_2849515				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		834,000	834,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
CUMMINGS DEREK M		LCC	114021	11-17-2009		Q	I	355,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
												2023	1010	305,400	2022	1010	223,000	2021	1010	210,600	
														1010	364,700			1010	300,600	1010	250,500
														1010	500			1010	500	1010	500
Total										670,600		Total		524,100		Total		461,600			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY										
Total				0.00										Appraised Bldg. Value (Card)				482,600			
														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				700			
														Appraised Land Value (Bldg)				350,700			
														Special Land Value				0			
														Total Appraised Parcel Value				834,000			
														Valuation Method				C			
														Total Appraised Parcel Value				834,000			
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-21-522 189	12-22-2021 12-10-2009	AD MN	Addition Maintenance	192,375 6,750	04-05-2022	100 100	03-06-2023	PLAN#AY-057 24X40 ATTCHD STRIP REROOF		01-24-2023 05-16-2022 03-29-2022 04-12-2013 06-17-2010	SJT SJT SJT VGS KP	5 5 5		20 05 01 20 00	Field Review Measure - Under Construct Measure - No Entry Field Review 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	00	Gambrel	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		377,772
Interior Floor 2			Replace Cost		14,690
Heat Fuel	03	Gas	Year Built		590,533
Heat Type	05	Hot Water	Effective Year Built		1975
AC Type	03	Central	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		286,500
Gas Fireplaces	0		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	0		Cost to Cure Ovr		
Bsmt Area	864		Cost to Cure Ovr Comment		



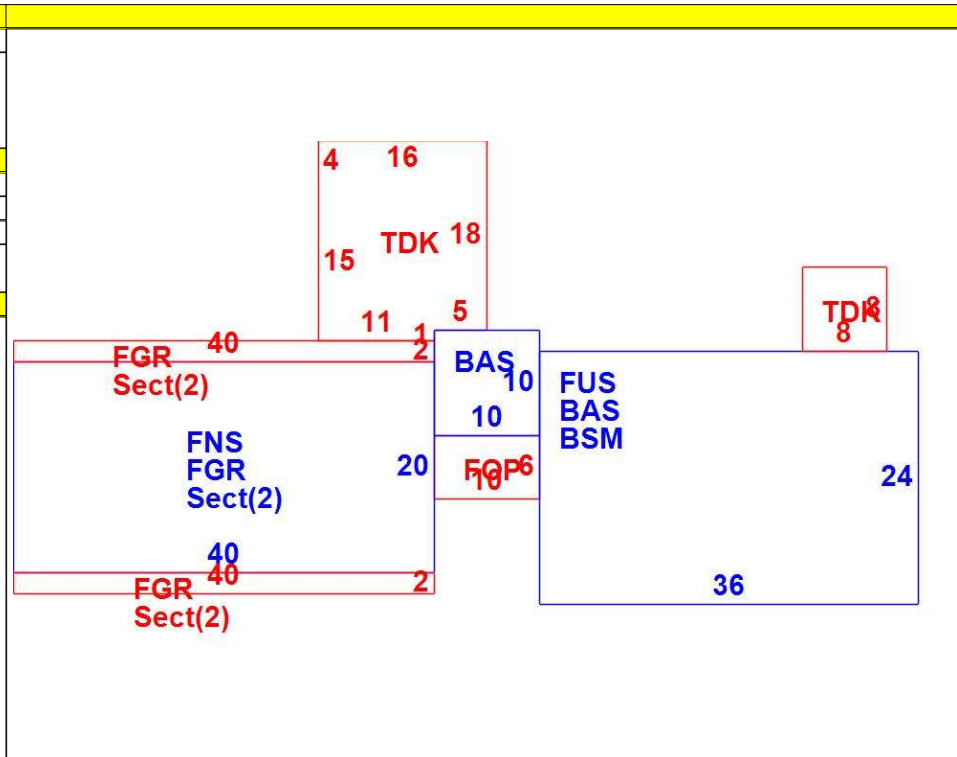
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	48	21.00	1985	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	964	964	964	184.64	177,992
BSM	Basement	0	864	173	36.97	31,943
FOP	Open Porch	0	60	9	27.70	1,662
FUS	Finished Upper Story	864	864	864	184.64	159,528
TDK	Trex Deck	0	363	36	18.31	6,647
Ttl Gross Liv / Lease Area		1,828	3,115	2,046		377,772



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION									
CUMMINGS DEREK M DOWD ERIN M 332 KEENE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed												
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	482,600	482,600												
				0	Medium			RES LAND	1010	350,700	350,700												
SUPPLEMENTAL DATA										RESIDNTL	1010	700	700										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres .92 Chapter Lan GIS ID F_857796_2849515				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		834,000		834,000											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CUMMINGS DEREK M			LCC	114021	11-17-2009		Q	I	355,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
												2023	1010	305,400	2022	1010	223,000	2021	1010	210,600			
													1010	364,700		1010	300,600		1010	250,500			
													1010	500		1010	500		1010	500			
												Total		670,600		Total		524,100		Total		461,600	
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																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				482,600					
0050														Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				700							
												Appraised Land Value (Bldg)				350,700							
												Special Land Value				0							
												Total Appraised Parcel Value				834,000							
												Valuation Method				C							
												Total Appraised Parcel Value				834,000							
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-21-522 189	12-22-2021 12-10-2009	AD MN	Addition Maintenance	192,375 6,750	04-05-2022	100 100	03-06-2023	PLAN#AY-057 24X40 ATTCHD STRIP REROOF				01-24-2023	SJT	5		20	Field Review						
												05-16-2022	SJT	5		05	Measure - Under Construct						
												03-29-2022	SJT	5		01	Measure - No Entry						
												04-12-2013	VGS			20	Field Review						
												06-17-2010	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	00	Gambrel	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	05	Ave/Good	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			198,072
Interior Floor 2			Net Other Adj		0
Heat Fuel	03	Gas	Replace Cost		590,533
Heat Type	05	Hot Water	Year Built		2021
AC Type	06	Partial	Effective Year Built		2020
Bedrooms	0		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		1
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		99
Gas Fireplaces	0		Cns Sect Rcnd		196,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	960	384	71.77	68,895
FNS	Finished 90% Story	720	800	720	161.47	129,177
Ttl Gross Liv / Lease Area		720	1,760	1,104		198,072

