

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
JAMES EDWARD QUERY ASHLEY M QUERY 387 KEENE ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	339,500	339,500								
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1890 Total Acres .948 Chapter Lan GIS ID F_858638_2849754		Cyclical 1 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	351,000	351,000								
								RESIDNTL	1010	2,100	2,100								
								Total		692,600	692,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
JAMES EDWARD QUERY		50753	235	01-25-2019		Q	I	520,000		00	Year	Code	Assessed	Year	Code	Assessed			
REED DAVID C & REED ANNA C		48387	0137	05-04-2017		U	I	1		1A	2023	1010	260,500	2022	1010	239,100			
REED DAVID C		45854	0113	07-29-2015		Q	I	500,000		00		1010	365,100		1010	300,600			
MURPHY JAMES & FOLEY STACY		32907	0127	06-22-2006		Q	I	410,000		00		1010	1,400		1010	1,400			
FELDMAN JOHANNA S		25630	0168	06-30-2003		Q	I	400,000		00	Total		627,000	Total		541,100	Total		470,700
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)			339,500						
0050										Appraised Xf (B) Value (Bldg)			0						
										Appraised Ob (B) Value (Bldg)			2,100						
										Appraised Land Value (Bldg)			351,000						
										Special Land Value			0						
										Total Appraised Parcel Value			692,600						
										Valuation Method			C						
										Total Appraised Parcel Value			692,600						
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				
66	06-28-2007	MN	Maintenance	5,000		100		STRIP&REROOF,FASCIA		04-02-2019	SJD	9	1	06	Inspection Only				
14905	04-29-1998	NC	New Construct	4,500	05-05-1998	100		6X20 & 12X15 DECK		10-08-2015	SJD	9	1	06	Inspection Only				
										10-06-2015	SJD	9		01	Measure - No Entry				
										04-12-2013	VGS			20	Field Review				
										05-10-2006	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000	SOME ISSUES WITH WATER			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				1.0000	0.77	1,000		
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	926	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			397,760
Interior Floor 2			Net Other Adj		32,045
Heat Fuel	02	Oil	Replace Cost		429,806
Heat Type	05	Hot Water	Year Built		1980
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	7		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		79
Gas Fireplaces	0		Cns Sect Rcnld		339,500
Sq Ft Fin Bsmt	434		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	926		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	2012	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	926	926	926	208.14	192,740
BSM	Basement	0	926	185	41.58	38,506
CTH	Cathedral Ceiling	0	216	22	21.20	4,579
FUS	Finished Upper Story	748	748	748	208.14	155,691
WDK	Deck	0	300	30	20.81	6,244
Ttl Gross Liv / Lease Area		1,674	3,116	1,911		397,760

