

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
ODONNELL EDWARD B ODONNELL MARY L 600 UNION ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed						
										RESIDENTL	1010	165,800	165,800	VISION					
										RES LAND	1010	353,200	353,200						
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home 500703 Tax Class T Tot Fin Area 1144 Total Acres 1.008 Chapter Lan GIS ID F_859992_2848725				Cyclical 1 Exemption W District Res Exem Assoc Pid#															
										Total		519,000	519,000						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
ODONNELL MARY L & EDWARD B TT			57939	304	05-23-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed		
ODONNELL EDWARD B			48165	0346	03-02-2017		U	I	240,000		1T	2023	1010	160,200	2022	1010	129,600		
FREEMAN BRADFORD R & GRAHAM PA			48165	0343	03-02-2017		U	I	1		1A		1010	367,300		1010	302,700		
FREEMAN DAVID (L/E)			43884	0026	12-03-2013		U	I	100		1A								
FREEMAN DAVID M			15737	0244	12-18-1997		U	I	100		1F								
										Total		527,500	Total	432,300	Total	367,900			
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)					165,800	
0050													Appraised Xf (B) Value (Bldg)					0	
												Appraised Ob (B) Value (Bldg)					0		
												Appraised Land Value (Bldg)					353,200		
												Special Land Value					0		
												Total Appraised Parcel Value					519,000		
												Valuation Method					C		
												Total Appraised Parcel Value					519,000		
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		
												11-21-2017	SJD	9		01	Measure - No Entry		
												04-12-2013	VGS			20	Field Review		
												10-17-2007	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	0.092	AC 35,000.00	1.00000	5	1.00	0050	1.000						1.0000	0.80	3,200
Total Card Land Units					1.01	AC	Parcel Total Land Area				1.01	Total Land Value					353,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	05	
Grade	03	Average	Unfin Area	0.00	Full Raised
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			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					223,040
Heat Fuel	02	Oil	Net Other Adj		10,500
Heat Type	04	Forced Air-Duc	Replace Cost		233,540
AC Type	01	None	Year Built		1972
Bedrooms	3		Effective Year Built		1992
Full Baths	1		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	6		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		44
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		165,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1056		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK
12
4

BAS BSM	24
BAS	44 2

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	1,144	1,144	1,144	164.00	187,616
BSM	Basement	0	1,056	211	32.77	34,604
DCK	Deck	0	48	5	17.08	820
Ttl Gross Liv / Lease Area		1,144	2,248	1,360		223,040

