

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA								
COLLINS PAUL J COLLINS VICTORIA E PO BOX 2672  DUXBURY MA 02331			0 Water 0 No Sewer	0 Feeder 0 Paved 0 Medium	0 Average 0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 135,300 352,800	Assessed 135,300 352,800			<b>VISION</b>						
SUPPLEMENTAL DATA						Total												
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 988 Total Acres .998 Chapter Lan GIS ID F_858646_2851899		Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total 488,100				488,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COLLINS PAUL J		7077 0299	09-02-1986	Q	I	155,000	00	Year	Code	Assessed	Year	Code	Assessed					
								2023	1010 1010	114,900 366,900	2022	1010 1010	105,200 302,400	2021	1010 1010	88,800 252,000		
								Total		481,800	Total		407,600	Total		340,800		
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												<b>APPRAISED VALUE SUMMARY</b>						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					135,300				
0050									Appraised Xf (B) Value (Bldg)					0				
												Appraised Ob (B) Value (Bldg)					0	
												Appraised Land Value (Bldg)					352,800	
												Special Land Value					0	
												Total Appraised Parcel Value					488,100	
												Valuation Method					C	
												Total Appraised Parcel Value					488,100	
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	
												04-12-2013	VGS			20	Field Review	
												04-10-2007	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	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	0.081 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	2,800
Total Card Land Units					1.00	AC	Parcel Total Land Area				1.00	Total Land Value				352,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	912	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
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	12	Hardwood			193,372
Interior Floor 2			Net Other Adj		18,020
Heat Fuel	02	Oil	Replace Cost		211,392
Heat Type	04	Forced Air-Duc	Year Built		1974
AC Type	01	None	Effective Year Built		1985
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
Total Rooms	6		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		64
Gas Fireplaces	0		Cns Sect Rcnld		135,300
Sq Ft Fin Bsmt	528		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	912		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	988	988	988	163.18	161,225	
BSM	Basement	0	912	182	32.57	29,699	
DCK	Deck	0	100	10	16.32	1,632	
PTO	Patio	0	100	5	8.16	816	
Ttl Gross Liv / Lease Area		988	2,100	1,185		193,372	

DCK  
PTO

BAS  
BSM

10

10

24

38

BAS

38

2

