

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
BENOTTI MARK & JULIE D 2 PEACH TREE LN DUXBURY MA 02332		1	Level	0	Water	0	Cul-De-Sac	0	Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
				0	Septic	0	Paved	0	Good	RESIDNTL	1010	816,100	816,100	
						0	Light			RES LAND	1010	520,900	520,900	
SUPPLEMENTAL DATA										RESIDNTL	1010	51,000	51,000	
Alt Prcl ID		Scnd Home		Cyclical		1								
Tax Class		T		Exemption		W								
Tot Fin Area		3574		District		Res Exem								
Total Acres		3.288		Chapter Lan										
GIS ID		F_858216_2850504		Assoc Pid#										
										Total		1,388,000	1,388,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
BENOTTI MARK & JULIE D		54288	335	01-28-2021		U	I			930,000	1			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2 PEACH TREE LANE LLC		47563	0063	10-05-2016		U	I			1	1A		2023	1010	613,900	2022	1010	527,400	2021	1010	451,900	
NIEDERMEYER THOMAS J JR		46309	0217	11-24-2015		Q	I			816,000	00			1010	561,900		1010	357,900		1010	345,700	
STONE DONALD S		19045	0090	11-06-2000		U	I			1	1A			1010	35,700		1010	35,700		1010	37,400	
										Total		1,211,500	Total		921,000	Total		835,000				

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)						816,100
0060					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						51,000
					Appraised Land Value (Bldg)						520,900
					Special Land Value						0
					Total Appraised Parcel Value						1,388,000
					Valuation Method						C
					Total Appraised Parcel Value						1,388,000

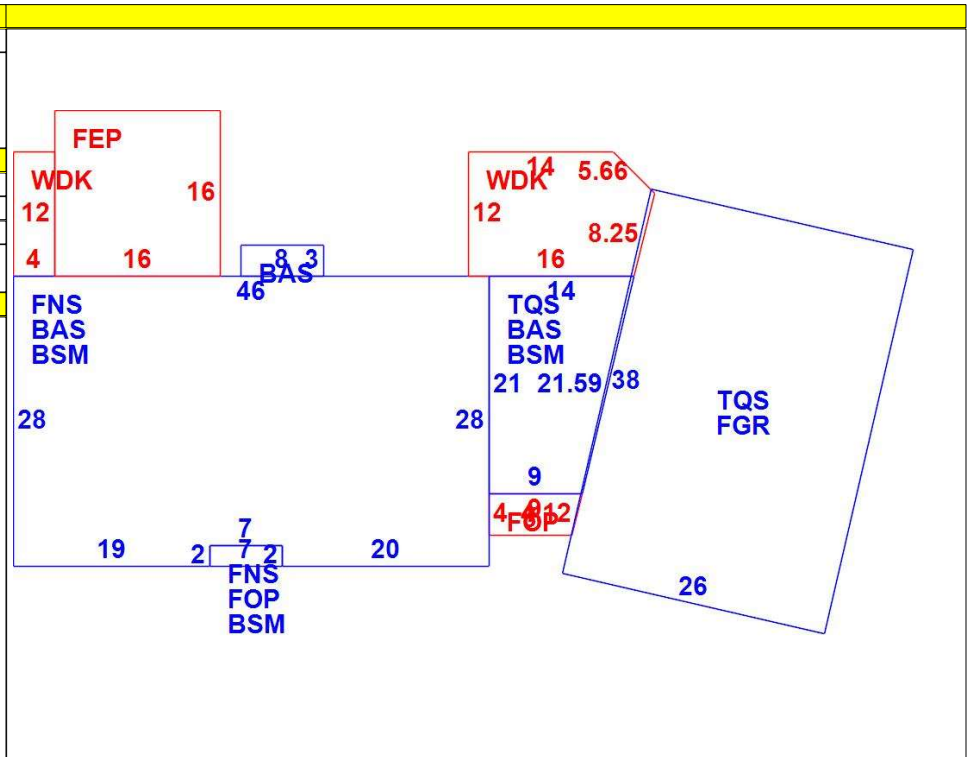
NOTES										BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result													
QPO-23-40	02-21-2023	MN	Maintenance	12,505		100	02-21-2023	REPLACE 2 WINDOWS	04-14-2021	SJT	5		20	Field Review													
BPO-21-47	02-12-2021	RM	Remodel	66,500	04-14-2021	100		Reno existing great room 28x389	03-18-2021	SJD	9	1	07	Measure - Info @ Door													
505	10-20-2004	NC	New Construct	16,000		100		14X20 POOL HOUSE	04-07-2016	SJD	9		01	Measure - No Entry													
324	07-07-2004	NC	New Construct	22,000		100		16X32 VINYL POOL	04-12-2013	VGS			20	Field Review													
10992	09-26-1988	NC	New Construct		01-01-1990	100		ADD 16 x 16 ENCL PCH	09-12-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	1.120	AC	35,000.00	0.91428	5	1.00	0060	1.341		1.0000	0.99	48,100
1	1010	Single Family	RC	Undevelop	1.250	AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	3,400
Total Card Land Units					3.29	AC	Parcel Total Land Area					3.29	Total Land Value			520,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1530	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	842				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1530				

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

COST / MARKET VALUATION	
Net Other Adj	899,244
Replace Cost	60,828
Year Built	1988
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	816,100
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
PHS	Pool House	L	260	143.00	2005	A	70	C	1.00	26,000
SPL1	Ing Pool - Ave	L	512	64.00	2004	A	70	C	1.00	22,900
PTO	Patio	L	200	15.00	2000	A	70	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	1,540	1,540	1,540	199.43	307,127
BSM	Basement	0	1,530	306	39.89	61,026
FEP	Finished Enclosed Porch	0	256	154	119.97	30,713
FGR	Garage	0	988	395	79.73	78,776
FNS	Finished 90% Story	1,159	1,288	1,159	179.46	231,143
FOP	Open Porch	0	48	7	29.08	1,396
TQS	Three Quarter Story	923	1,230	923	149.66	184,077
WDK	Deck	0	248	25	20.10	4,986
Ttl Gross Liv / Lease Area		3,622	7,128	4,509		899,244

