

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
DODWELL KEVIN F DODWELL MARGARET S 118 VALLEY ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 174,400 174,400 RES LAND 1010 377,000 377,000 RESIDNTL 1010 7,000 7,000						
		0	No Sewer	0	Paved	0	Average											
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 704 Total Acres 1.688 Chapter Lan GIS ID F_856159_2842671		Cyclical 1 Exemption W District Res Exem Assoc Pid#												
								Total		558,400	558,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DODWELL KEVIN F		4073	0025	06-09-1975	U	I	26,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
										2023	1010	130,200	2022	1010	123,900	2021	1010	123,600
											1010	392,000		1010	323,100		1010	269,300
											1010	4,600		1010	6,000		1010	6,000
		Total								Total	526,800	Total	453,000	Total	398,900			
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) 174,400								
0050										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 7,000								
										Appraised Land Value (Bldg) 377,000								
										Special Land Value 0								
										Total Appraised Parcel Value 558,400								
										Valuation Method C								
										Total Appraised Parcel Value 558,400								
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			
										11-15-2021	SJT	10		00	Measure & Listed			
										04-12-2013	VGS			20	Field Review			
										05-07-2007	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	0.770 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	27,000
Total Card Land Units					1.69	AC	Parcel Total Land Area					1.69	Total Land Value					377,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	704		
Model	01	Residential		Bsmt Type	04		
Grade	04	Above Ave		Unfin Area	352.00	Full	
Stories	1.5						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Ownr
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	10	Wood Shingle		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	09	Pine/Soft Wood					235,534
Interior Floor 2				Net Other Adj			10,120
Heat Fuel	04	Electric		Replace Cost			245,654
Heat Type	07	Radiant-Elec.		Year Built			1971
AC Type	01	None		Effective Year Built			1992
Bedrooms	2			Depreciation Code			A
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %			29
Total Rooms	4			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			71
Gas Fireplaces	0			Cns Sect Rcnld			174,400
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	704			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	468	21.00	1980	A	70	C	1.00	6,900
SHD1	Shed	L	4	21.00	1997	A	70	C	1.00	100
		L					100			

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	225.61	158,827
BSM	Basement	0	704	141	45.19	31,811
DCK	Deck	0	234	23	22.18	5,189
UHS	Unfinished Half Story	0	704	176	56.40	39,707
Ttl Gross Liv / Lease Area		704	2,346	1,044		235,534

