

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
Resident			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
Resident			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	680,800	680,800	
xxxxxx				0 Heavy		RES LAND	1010	385,000	385,000	
xxxxxx						RESIDNTL	1010	18,500	18,500	
SUPPLEMENTAL DATA										
xxxxxx			Alt Prcl ID	Cyclical	1					
xxxxxx			Scnd Home	Exemption						
xxxxxx	xxx	xxxxxx	Tax Class T	W						
			Tot Fin Area 2851	District						
			Total Acres 1.918	Res Exem						
			Chapter Lan							
			GIS ID F_856709_2843375	Assoc Pid#						
							Total	1,084,300	1,084,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Resident		11994 0044	06-24-1993	Q	I	194,000	00	Year	Code	Assessed	Year	Code	Assessed
		9776 0176	05-24-1990	Q	I	192,000	00	2023	1010	234,600	2022	1010	214,200
		9315 022	08-23-1989	Q	I	202,000	00		1010	400,400		1010	330,000
									1010	19,200		1010	19,200
							Total	654,200	Total	563,400	Total	493,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

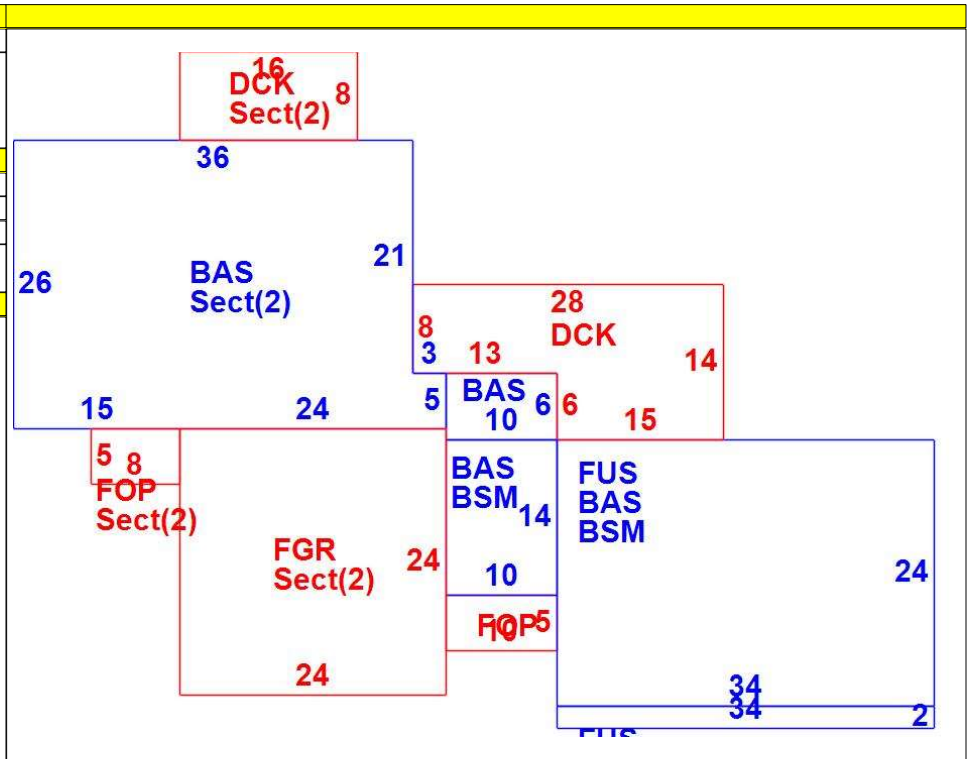
NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	680,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	18,500		
Appraised Land Value (Bldg)	385,000		
Special Land Value	0		
Total Appraised Parcel Value	1,084,300		
Valuation Method	C		
Total Appraised Parcel Value	1,084,300		

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
BPO-22-312	12-12-2022	AD	Addition	408,397	07-11-2023	100	07-03-2023	One story addition approx 884sf	07-11-2023	SJT	5		06	Inspection Only
55	04-30-2010	MN	Maintenance	7,120		100		22 WINDOWS	04-20-2023	SJT	5		01	Measure - No Entry
486	09-18-2003	MS	Miscellaneous			100		WOOD STOVE	04-12-2013	VGS			20	Field Review
491	12-12-2001	MN	Maintenance	5,300		100		STRIP & REROOF HOUSE	05-22-2007	BSB		1	07	Measure - Info @ Door
13272	06-21-1994	NC	New Construct	3,000		100		24X4DEEP ABV GR POOL						
QPO-20-11		MN	Maintenance	2,099		100		Replace 4 Doors						

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	1.000	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	35,000	
Total Card Land Units					1.92	AC	Parcel Total Land Area					1.92	Total Land Value			385,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	956	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		504,182
Interior Floor 2			Replace Cost		18,375
Heat Fuel	03	Gas	Year Built		832,384
Heat Type	04	Forced Air-Duc	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		371,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	956		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
TEN	Tennis Court	L	1	48500.00	1980	P	35	C	1.00	17,000
SHD1	Shed	L	128	21.00	1980	F	55	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,016	1,016	1,016	236.71	240,492
BSM	Basement	0	956	191	47.29	45,211
DCK	Deck	0	314	31	23.37	7,338
FOP	Open Porch	0	50	8	37.87	1,894
FUS	Finished Upper Story	884	884	884	236.71	209,247
Ttl Gross Liv / Lease Area		1,900	3,220	2,130		504,182



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
Resident			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
Resident			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	680,800	680,800
xxxxxx				0 Heavy		RES LAND	1010	385,000	385,000
xxxxxx			SUPPLEMENTAL DATA			RESIDNTL	1010	18,500	18,500
xxxxxx			Alt Prcl ID	Cyclical	1				
xxxxxx			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 2851	District					
			Total Acres 1.918	Res Exem					
			Chapter Lan						
			GIS ID F_856709_2843375	Assoc Pid#					
							Total	1,084,300	1,084,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Resident		11994 0044	06-24-1993	Q	I	194,000	00	Year	Code	Assessed	Year	Code	Assessed
		9776 0176	05-24-1990	Q	I	192,000	00	2023	1010	234,600	2022	1010	214,200
		9315 022	08-23-1989	Q	I	202,000	00		1010	400,400		1010	330,000
									1010	19,200		1010	19,200
							Total	654,200	Total	563,400	Total	493,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	680,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	18,500
Appraised Land Value (Bldg)	385,000
Special Land Value	0
Total Appraised Parcel Value	1,084,300
Valuation Method	C
Total Appraised Parcel Value	1,084,300

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
BPO-22-312	12-12-2022	AD	Addition	408,397	07-11-2023	100	07-03-2023	One story addition approx 884sf	07-11-2023	SJT	5		06	Inspection Only
55	04-30-2010	MN	Maintenance	7,120		100		22 WINDOWS	04-20-2023	SJT	5		01	Measure - No Entry
486	09-18-2003	MS	Miscellaneous			100		WOOD STOVE	04-12-2013	VGS			20	Field Review
491	12-12-2001	MN	Maintenance	5,300		100		STRIP & REROOF HOUSE	05-22-2007	BSB		1	07	Measure - Info @ Door
13272	06-21-1994	NC	New Construct	3,000		100		24X4DEEP ABV GR POOL						
QPO-20-11		MN	Maintenance	2,099		100		Replace 4 Doors						

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	350,000
1	1010	Single Family	RC	Residual	1.000	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	35,000
Total Card Land Units					1.92	AC	Parcel Total Land Area					1.92	Total Land Value		385,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		295,303
Heat Type	04	Forced Air-Duc	Replace Cost		14,525
AC Type	03	Central	Year Built		832,384
Bedrooms	1		Effective Year Built		2022
Full Baths	1		Depreciation Code		2021
Half Baths	1		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	3		Depreciation %		0
Bath Style	03	Modern	Functional Obsol		
Kitchen Style			External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		100
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		309,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	951	951	951	246.09	234,027
DCK	Deck	0	128	13	24.99	3,199
FGR	Garage	0	576	230	98.26	56,600
FOP	Open Porch	0	40	6	36.91	1,477
Ttl Gross Liv / Lease Area		951	1,695	1,200		295,303

