

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
EAO REALTY LLC  314 NORTHERN AVE  BOSTON MA 02210		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		900,800	900,800
				0	Heavy			RES LAND	1090		435,600	435,600
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	243,800	243,800			
Alt Prcl ID		Scnd Home LEASED		Cyclical 1								
Tax Class T		Tot Fin Area 4496		District W								
Total Acres 5.035		Chapter Lan		Res Exem								
GIS ID F_857020_2840774		Assoc Pid#										
								Total	1,580,200	1,580,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EAO REALTY LLC	55301	337	07-13-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LLOYD BENJAMIN N & VICTORIA C	54898	237	05-03-2021	U	I	1	1A	2023	1090	684,500	2022	1090	623,400	2021	1090	538,100
EAO REALTY LLC	51115	205	05-16-2019	U	I	1	1A		1090	482,500		1090	402,600		1090	335,500
LLOYD BENJAMIN N & VICTORIA C	49748	0159	04-30-2018	U	I	1	1A		1090	151,700		1090	151,700		1090	141,100
E A O REALTY LLC	49416	0315	01-18-2018	U	I	1	1A									
								Total	1,318,700	Total	1,177,700	Total	1,014,700			

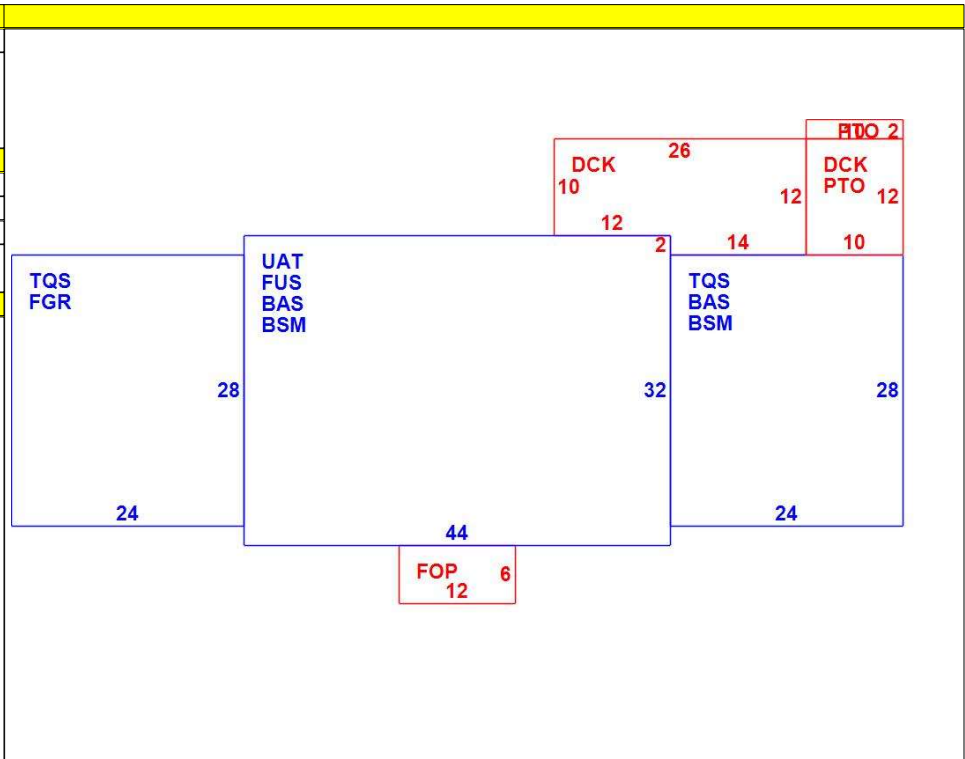
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			Total	0.00								

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0050					Appraised Bldg. Value (Card)	900,800			
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	243,800			
					Appraised Land Value (Bldg)	435,600			
					Special Land Value	0			
					Total Appraised Parcel Value	1,580,200			
					Valuation Method	C			
					Total Appraised Parcel Value	1,580,200			

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-50	02-18-2021	MN	Maintenance	28,500	04-26-2021	100		Remove current layer of shingles	05-06-2019	SJT	5		01	Measure - No Entry	
2018-90	03-21-2018	NC	New Construct	49,500	05-06-2019	100		30' X 30' BARN W/UNFINISHED	04-09-2018	SJD	9		01	Measure - No Entry	
10535	08-04-1987	NC	New Construct		05-01-1998	100		2 STORY HOUSE 2 ELL	04-12-2013	VGS			20	Field Review	
									05-22-2007	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	1090	Multi Houses	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000	OLD BOG	1.0000	8.75	350,000
1	1090	Multi Houses	PD	Residual	2.610	AC 35,000.00	0.51586	5	1.00	0050	1.000		1.0000	0.41	47,100
1	1090	Multi Houses	WP	Residual	1.507	AC 35,000.00	0.73092	5	1.00	0050	1.000		1.0000	0.59	38,500
Total Card Land Units					5.04	AC	Parcel Total Land Area			5.04	Total Land Value			435,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2080	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.5				
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	Net Other Adj		1,005,461
Interior Floor 2			Replace Cost		46,908
Heat Fuel	02	Oil	Year Built		1,052,369
Heat Type	05	Hot Water	Effective Year Built		1987
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	2		Cns Sect Rcnd		862,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	450		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2080		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
BRN3	Barn - 1 St w/L	L	2,173	52.00	1980	A	70	C	1.00	79,100
BRN1	Barn - 1 Story	L	576	39.00	1980	A	70	C	1.00	15,700
SHD1	Shed	L	288	21.00	1980	A	70	C	1.00	4,200
PTO	Patio	L	482	15.00	1990	A	70	C	1.00	5,100
BRN5	Barn - 2 Story	L	1,350	69.00	2018	E	100	B	1.50	139,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,080	2,080	2,080	184.45	383,665
BSM	Basement	0	2,080	416	36.89	76,733
DCK	Deck	0	408	41	18.54	7,563
FGR	Garage	0	672	269	73.84	49,618
FOP	Open Porch	0	72	11	28.18	2,029
FUS	Finished Upper Story	1,408	1,408	1,408	184.45	259,712
PTO	Patio	0	140	7	9.22	1,291
TQS	Three Quarter Story	1,008	1,344	1,008	138.34	185,930
UAT	Unfinished Attic	0	1,408	211	27.64	38,920
Ttl Gross Liv / Lease Area		4,496	9,612	5,451		1,005,461



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	900,800	900,800
				0	Heavy			RES LAND	1090	435,600	435,600
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Tax Class T		Tot Fin Area 4496		District W							
Total Acres 5.035		Chapter Lan		Res Exem							
GIS ID F_857020_2840774		Assoc Pid#									
						Total				1,580,200	1,580,200

905  
  
DUXBURY, MA  
  
**VISION**

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EAO REALTY LLC	51115	205	05-16-2019	U	I	1	1A		1090	482,500		1090	402,600			
LLOYD BENJAMIN N & VICTORIA C	49748	0159	04-30-2018	U	I	1	1A		1090	151,700		1090	151,700			
E A O REALTY LLC	49416	0315	01-18-2018	U	I	1	1A	Total								
								1,318,700		Total		1,177,700		Total		1,014,700

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

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ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	900,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	243,800
Appraised Land Value (Bldg)	435,600
Special Land Value	0
Total Appraised Parcel Value	1,580,200
Valuation Method	C
Total Appraised Parcel Value	1,580,200

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
										04-27-2021	SJT	5		06	Inspection Only

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
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0050	1.000			0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			5.04	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	560	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1.6				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
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	09	Pine/Soft Wood			122,176
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	00	None	Replace Cost		126,426
Heat Type	01	None	Year Built		1917
AC Type	01	None	Effective Year Built		1944
Bedrooms	1		Depreciation Code		VP
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		70
Total Rooms	2		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		30
Gas Fireplaces	0		Cns Sect Rcnld		37,900
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	560		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>BAS BSM</p>	<p>FHS BAS BSM</p>
13	20
13	25
13	5
13	12

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	560	560	560	146.85	82,234	
BSM	Basement	0	560	112	29.37	16,447	
FHS	Finished Half Story	150	300	150	73.42	22,027	
FOP	Open Porch	0	65	10	22.59	1,468	
Ttl Gross Liv / Lease Area		710	1,485	832		122,176	

