

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CRONIN SEAN			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905	
CRONIN MAUREEN			0	Septic	0	Paved	0	Average	RESIDENTL	1010	660,300	660,300		
724 WEST ST									RES LAND	1010	385,600	385,600	DUXBURY, MA	
SUPPLEMENTAL DATA													VISION	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3323 Total Acres 1.998 Chapter Lan			Cyclical 1 Exemption W District Res Exem								
GIS ID F_856133_2843167			Assoc Pid#											
										Total		1,045,900		1,045,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CRONIN SEAN	49512	0245	02-16-2018	U	I	504,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
BANK OF NY MELLON	48039	0040	01-24-2017	U	I	843,084	1L	2023	1010	501,800	2022	1010	459,000	2021	1010	389,100					
MICHELSON RICHARD A	14225	0215	03-22-1996	Q	I	250,600	00		1010	402,400			331,900			276,600					
BALDWIN INC JOHN S	13999	0144	12-04-1995	U	V	100,000	1P	Total									904,200	Total	790,900	Total	665,700

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				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0050																	
NOTES													Appraised Bldg. Value (Card)		660,300		
													Appraised Xf (B) Value (Bldg)		0		
													Appraised Ob (B) Value (Bldg)		0		
													Appraised Land Value (Bldg)		385,600		
													Special Land Value		0		
													Total Appraised Parcel Value		1,045,900		
													Valuation Method		C		
													Total Appraised Parcel Value		1,045,900		

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
20000246	06-14-2000	RM	Remodel	45,000	09-08-2000	100		GARAGE & PORCH		07-09-2020	SJD	6		20	Field Review
19990480	10-20-1999	AD	Addition	6,000	09-08-2000	100		3-SEAS ROOM ON DECK		05-24-2018	SJD	9		01	Measure - No Entry
430	09-17-1999	NC	New Construct	22,000	09-08-2000	100		2-CAR GARAGE		08-11-2014	JLF	10		09	Total Refusal
14943	05-18-1998	AD	Addition	17,000		100		16X21 1 STRY FAM RM		04-12-2013	VGS			20	Field Review
14336	12-17-1996	NC	New Construct	6,000		100		10X10 1 STRY ADDITIO		01-08-2001	KP		1	00	Measure & Listed
13872	10-25-1995	NC	New Construct	100,800	08-04-1997	100		GARRISON 26 X 36							

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	1.080	AC	35,000.00	0.94074	5	1.00	0050	1.000			1.0000	0.76	35,600	
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value					385,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil	Net Other Adj		749,805
Heat Type	05	Hot Water	Replace Cost		36,323
AC Type	01	None	Year Built		786,128
Bedrooms	5		Effective Year Built		1995
Full Baths	3		Depreciation Code		2005
Half Baths	1		Remodel Rating		A
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		16
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		84
Sq Ft Fin Bsmt	198		Cns Sect Rcnd		660,300
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	936		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	1,571	1,571	1,571	190.94	299,960
BSM	Basement	0	936	187	38.15	35,705
CRL	Crawl Space	0	474	0	0.00	0
FEP	Finished Enclosed Porch	0	120	72	114.56	13,747
FGR	Garage	0	624	250	76.50	47,734
FNS	Finished 90% Story	562	624	562	171.96	107,306
FOP	Open Porch	0	345	52	28.78	9,929
FUS	Finished Upper Story	1,190	1,190	1,190	190.94	227,214
PTO	Patio	0	359	18	9.57	3,437
WDK	Deck	0	254	25	18.79	4,773
Ttl Gross Liv / Lease Area		3,323	6,497	3,927		749,805

