

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONOVAN MICHAEL J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DONOVAN MARGARET			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	488,200	488,200
2 PHILIPS BROOK CIR				0 Medium		RES LAND	1010	350,400	350,400
		SUPPLEMENTAL DATA				RESIDNTL	1010	31,800	31,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2192 Total Acres .928 Chapter Lan GIS ID F_857346_2843240		Cyclical 1 Exemption 17E W District Res Exem Assoc Pid#					
						Total		870,400	870,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONOVAN MICHAEL J		14477 0338	06-28-1996	Q	I	263,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	375,700	2022	1010	357,900
									1010	364,400		1010	300,300
									1010	17,800		1010	17,800
						Total		Total		757,900	Total		676,000
								Total			Total		595,300

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	17E	WIDOW ORPHAN	345.00				
Total			345.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	488,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	31,800
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	870,400
Valuation Method	C
Total Appraised Parcel Value	870,400

NOTES
MAP'87-328 LOT 2

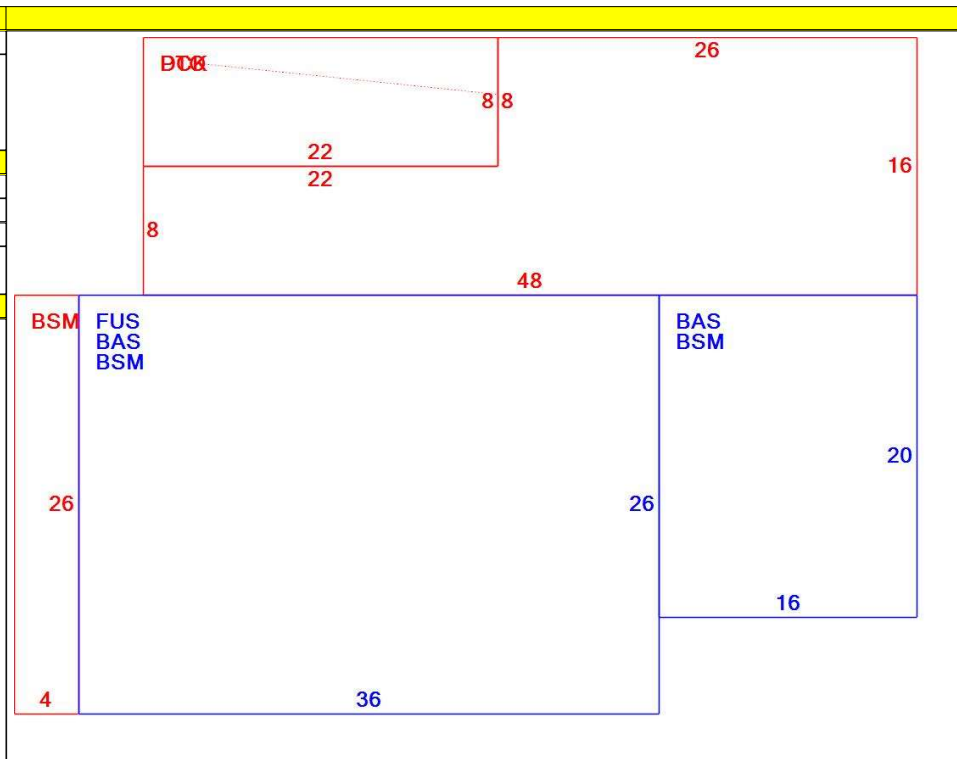
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
14996	06-25-1998	NC	New Construct	18,000		100		18X36 VNYL ING POOL		04-12-2013 10-25-1999	VGS CMS		1	20 00	Field Review Measure & 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	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1360	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area	0.00	N/A
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	700				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1360				

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

COST / MARKET VALUATION	
Net Other Adj	545,239
Replace Cost	50,170
Year Built	1988
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	488,200
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
SPL1	Ing Pool - Ave	L	648	64.00	1998	A	70	C	1.00	29,000
SHD1	Shed	L	192	21.00	1990	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,256	1,256	1,256	215.34	270,466
BSM	Basement	0	1,360	272	43.07	58,572
DCK	Deck	0	592	59	21.46	12,705
FUS	Finished Upper Story	936	936	936	215.34	201,558
PTO	Patio	0	176	9	11.01	1,938
Ttl Gross Liv / Lease Area		2,192	4,320	2,532		545,239



2 PHILIPS BROOK CIR

