

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SOTA GARY & ELISA 164 BIRCH ST DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	348,800	348,800	
					0	Heavy			RES LAND	1010	351,300	351,300	
SUPPLEMENTAL DATA							RESIDNTL	1010	55,200	55,200			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2266 Total Acres .958 Chapter Lan GIS ID F_857047_2840406					Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		755,300	755,300			

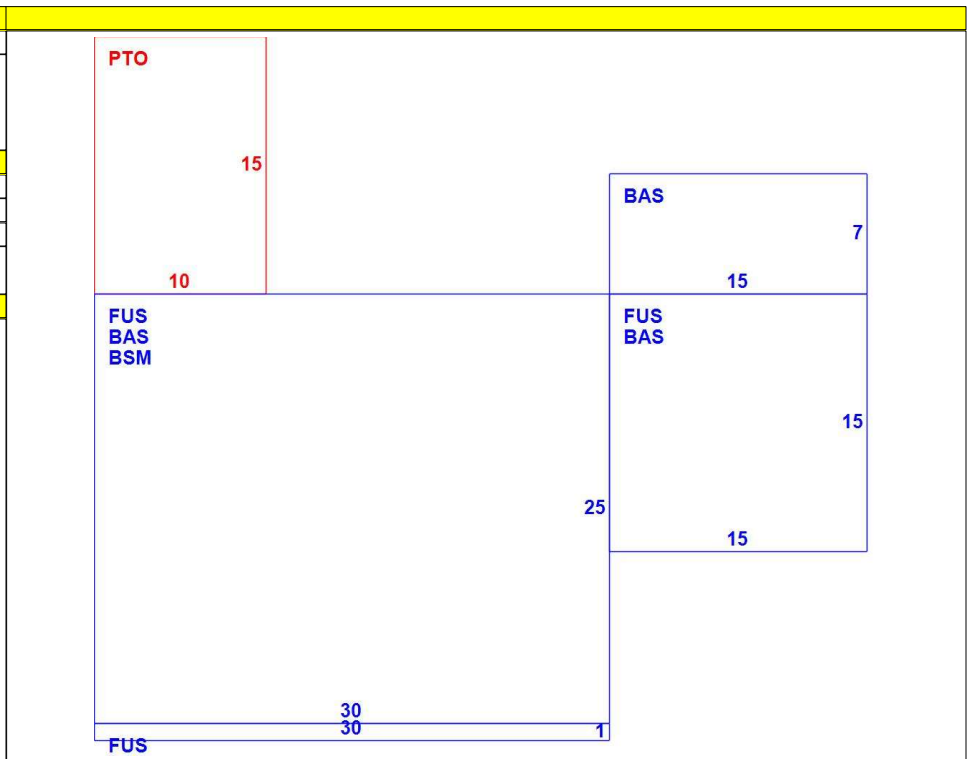
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SOTA GARY & ELISA			55444 251	08-09-2021	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed			
CLANCY KERRY A			55029 116	05-24-2021	U	I	100	1A	2023	1010	266,600	2022	1010	260,200			
CLANCY EDWARD M			22934 0174	09-24-2002	Q	I	400,000	00		1010	365,300		1010	301,200			
										1010	29,600		1010	29,600			
									Total		661,500	Total		591,000	Total		517,600

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)					348,800				
0050									Appraised Xf (B) Value (Bldg)					0				
									Appraised Ob (B) Value (Bldg)					55,200				
									Appraised Land Value (Bldg)					351,300				
									Special Land Value					0				
									Total Appraised Parcel Value					755,300				
									Valuation Method					C				
									Total Appraised Parcel Value					755,300				

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
15255	12-18-1998	MN	Maintenance	4,000		100		STRIP & REROOF		11-18-2021	SJD	9	1	06	Inspection Only
										11-08-2021	SJD	9		01	Measure - No Entry
										11-28-2018	JLF	10		01	Measure - No Entry
										08-15-2014	JLF	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-28-2002	kp		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	WP	Residual	0.037	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	1,300
Total Card Land Units					0.95	AC	Parcel Total Land Area				0.95	Total Land Value				351,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	750	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		460,187
Interior Floor 2	14	Carpet	Replace Cost		31,070
Heat Fuel	04	Electric	Year Built		491,257
Heat Type	07	Radiant-Elec.	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1992
Bedrooms	5		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		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		348,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	336		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	750		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	F	55	C	1.00	26,700
SPL1	Ing Pool - Ave	L	595	64.00	1980	A	70	C	1.00	26,700
SHD1	Shed	L	120	21.00	1990	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	205.17	221,579
BSM	Basement	0	750	150	41.03	30,775
FUS	Finished Upper Story	1,005	1,005	1,005	205.17	206,192
PTO	Patio	0	150	8	10.94	1,641
Ttl Gross Liv / Lease Area		2,085	2,985	2,243		460,187

