

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GREGORY P GAINES			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
LYNNE M GAINES			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	299,800	299,800
176 BIRCH ST		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1120 Total Acres .938 Chapter Lan GIS ID F_856928_2840353			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800
						Total		653,300	653,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GREGORY P GAINES		50713 147	01-11-2019	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed	
RAINE & BIRCH HOME DESIGN LLC		50062 0345	07-19-2018	Q	I	400,000	00	2023	1010	290,200	2022	1010	238,700	
NOVAKOWSKI JOSEPH A & I LOUANNE		5463 0166	09-23-1983	Q	I	80,000	00		1010	364,700		1010	300,600	
									1010	1,900		1010	1,900	
						Total		656,800	Total		541,200	Total		450,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	299,800	
0050					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	2,800	
					Appraised Land Value (Bldg)	350,700	
					Special Land Value	0	
					Total Appraised Parcel Value	653,300	
					Valuation Method	C	
					Total Appraised Parcel Value	653,300	

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-20-357	01-13-2021	BP	Bldg Permit	14,388	03-30-2021	100		Construct a full bath in the lower l NEW ROOF, FLOORING, CABIN 12X16 SHED	03-30-2021	SJT	5		01	Measure - No Entry
2018-451	12-12-2018	RM	Remodel	10,000	05-06-2019	100			05-06-2019	SJT	5		30	Quality Control
13627	04-21-1995	NC	New Construct	2,000	05-23-1996	100			11-28-2018	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-30-2007	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	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	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1044	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		293,527
Heat Fuel	03	Gas	Replace Cost		35,913
Heat Type	05	Hot Water	Year Built		329,440
AC Type	06	Partial	Effective Year Built		1971
Bedrooms	3		Depreciation Code		2012
Full Baths	2		Remodel Rating		R
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		9
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		299,800
Sq Ft Fin Bsmt	553		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1044		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
SHD1	Shed	L	192	21.00	1995	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	1,120	1,120	1,120	217.75	243,880
BSM	Basement	0	1,044	209	43.59	45,510
DCK	Deck	0	192	19	21.55	4,137
Ttl Gross Liv / Lease Area		1,120	2,356	1,348		293,527

