

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CURRAN JULIE HILL			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
191 PINE ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	410,400	410,400	
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				0	Medium	RES LAND	1010	395,900	395,900	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1760 Total Acres 4.878 Chapter Lan GIS ID F_856128_2835337			Cyclical 2 Exemption W District Res Exem Assoc Pid#						RESIDNTL	1010	180,500	180,500	
										Total	986,800	986,800	

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CURRAN JULIE HILL							40424	0293	10-11-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CURRAN JULIE HILL							40258	0348	08-26-2011	Q	I	485,000	00	2023	1010	315,400	2022	1010	289,700	2021	1010	263,600
FINN NANCY H TT							38082	0244	12-29-2009	U	I	1	1F		1010	429,800		1010	357,900		1010	298,900
FINN NANCY H							38082	0221	12-29-2009	U	I	1	1F		1010	116,400		1010	116,400		1010	116,400
FINN NANCY H TT							35046	0318	09-05-2007	U	I	100	1A	Total								
										Total	861,600	Total	764,000	Total	678,900							

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)							410,400			
0050					Appraised Xf (B) Value (Bldg)							0			
					Appraised Ob (B) Value (Bldg)							180,500			
					Appraised Land Value (Bldg)							395,900			
					Special Land Value							0			
					Total Appraised Parcel Value							986,800			
					Valuation Method							C			
					Total Appraised Parcel Value							986,800			

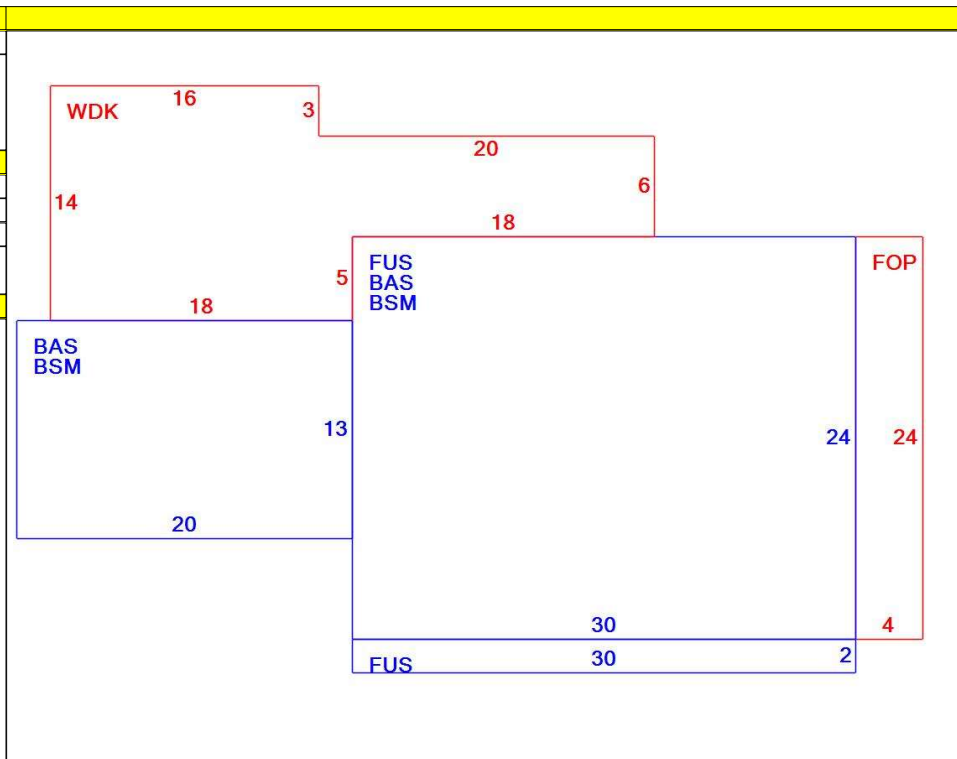
NOTES												VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BP-19-245	08-12-2019	BP		24,000	03-03-2020	100		Install a 12'x44' Shed/Barn	03-03-2020	SJT	5		20	Field Review	
2017-174	05-24-2017	BP	Bldg Permit	35,000	08-10-2018	100		16 X 40 INGRD POOL.	08-10-2018	JLF	5		01	Measure - No Entry	
41	02-29-2012	MS	Miscellaneous	39,800	07-14-2014	100		INGRD FG POOL& ENCLS	07-14-2014	JLF	5		30	Quality Control	
36	02-23-2012	AD	Addition	31,000	07-09-2012	100		624'GADD	07-11-2013	BH			01	Measure - No Entry	
11595	06-01-1990	AD	Addition	14,400		100		DETACHED GARAGE	04-12-2013	VGS			20	Field Review	
									07-09-2012	KP	5	1	00	Measure & Listed	
									07-08-2011	KP			01	Measure - No Entry	

LAND LINE VALUATION SECTION												Notes				Location Adjustment		Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1010	Single Family	PD	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	2.000	AC	35,000.00	0.60000	5	1.00	0050	1.000					1.0000	0.48	42,000
1	1010	Single Family	WP	Undevelop	1.966	AC	2,000.00	1.00000	0	1.00	0050	1.000					1.0000	0.05	3,900
Total Card Land Units					4.88	AC	Parcel Total Land Area					4.88	Total Land Value				395,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	980	
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	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	980				

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

COST / MARKET VALUATION	
Net Other Adj	477,691
Replace Cost	41,760
Year Built	1977
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	410,400
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
TEN	Tennis Court	L	1	48500.00	1986	A	70	C	1.00	34,000
FGR2	Garage - 1 St	L	1,200	63.00	2005	G	85	C	1.00	64,300
SPL1	Ing Pool - Ave	L	640	64.00		E	100	C	1.00	41,000
BRN1	Barn - 1 Story	L	528	39.00	2019	E	100	A	2.00	41,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	980	980	980	238.25	233,485
BSM	Basement	0	980	196	47.65	46,697
FOP	Open Porch	0	96	14	34.74	3,335
FUS	Finished Upper Story	780	780	780	238.25	185,835
WDK	Deck	0	354	35	23.56	8,339
Ttl Gross Liv / Lease Area		1,760	3,190	2,005		477,691

