

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CHRISTENSON DONALD C CHRISTENSON JANET E 249 PINE ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	327,400	327,400
		SUPPLEMENTAL DATA		0		Medium			RES LAND	1010	354,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1854 Total Acres 1.058 Chapter Lan GIS ID F_855337_2835415		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	49,200	49,200
						Total				731,500	731,500

905
 DUXBURY, MA
VISION

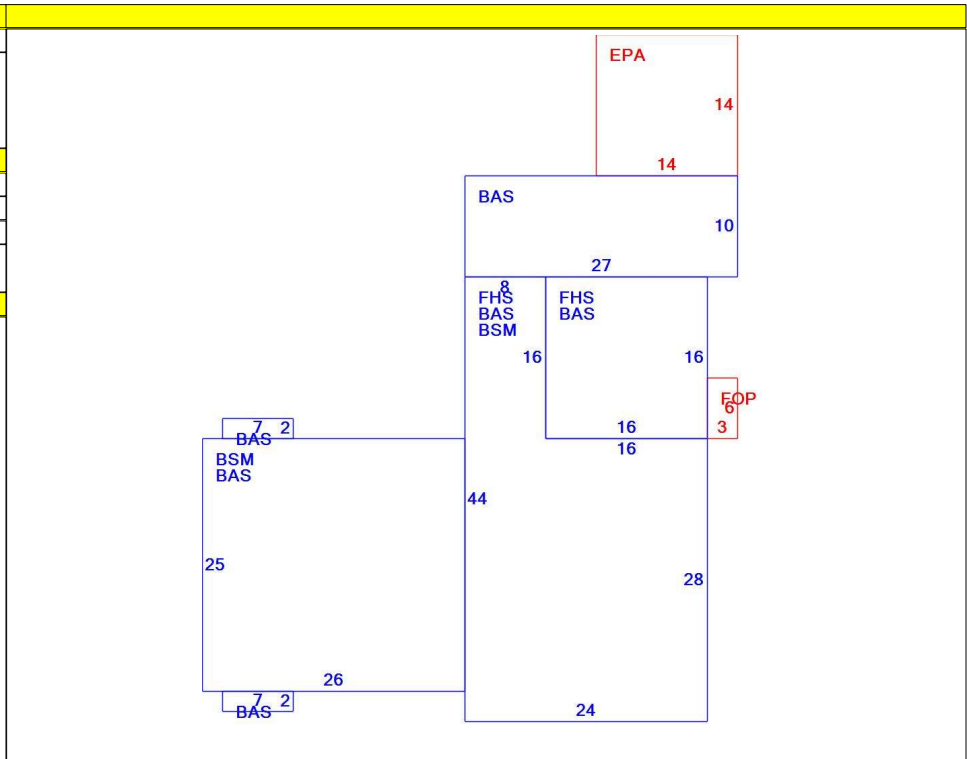
RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHRISTENSON DONALD C	3347 0739	02-08-1967	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
							2023	1010	325,000	2022	1010	287,900	2021	1010	285,500
								1010	369,100		1010	303,900		1010	253,300
								1010	35,300		1010	35,300		1010	35,300
							Total		729,400	Total		627,100	Total		574,100

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									APPRaised VALUE SUMMARY							
Total			0.00					Appraised Bldg. Value (Card) 327,400								
								Appraised Xf (B) Value (Bldg) 0								
								Appraised Ob (B) Value (Bldg) 49,200								
								Appraised Land Value (Bldg) 354,900								
								Special Land Value 0								
								Total Appraised Parcel Value 731,500								
								Valuation Method C								
								Total Appraised Parcel Value 731,500								

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
155	08-22-2011	AD	Addition	84,000		100		25X26 & 14X14 SNRM		04-12-2013	VGS			20	Field Review
										03-04-2013	KP	0	1	00	Measure & Listed
										04-23-2007	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	RC	Residual	0.141 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,900
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			354,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	800	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			472,409
Interior Floor 2			Net Other Adj		16,250
Heat Fuel	02	Oil	Replace Cost		488,659
Heat Type	05	Hot Water	Year Built		1850
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		327,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	800		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	264	21.00	1981	G	85	C	1.00	4,700
FGR2	Garage - 1 St	L	720	63.00	1981	G	85	C	1.00	38,600
SHD1	Shed	L	192	21.00	1980	G	85	C	1.00	3,400
PTO	Patio	L	196	15.00	2012	G	85	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,004	2,004	2,004	166.05	332,762
BSM	Basement	0	1,450	290	33.21	48,154
EPA	Encl Pool Area	0	196	20	16.94	3,321
FHS	Finished Half Story	528	1,056	528	83.02	87,674
FOP	Open Porch	0	18	3	27.67	498
Ttl Gross Liv / Lease Area		2,532	4,724	2,845		472,409

