

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CHRISTENSON DONALD T & CAMER 253 PINE ST REALTY TRUST 253 PINE ST		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	784,200	784,200
		SUPPLEMENTAL DATA		RES LAND		1010	377,000	377,000			
DUXBURY MA 02332		Alt Prcl ID		Cyclical 2		RESIDNTL		1010	3,600	3,600	
		Scnd Home		Exemption							
		Tax Class T		W		District					
		Total Acres 2.148		Res Exem							
		Chapter Lan									
		GIS ID F_855271_2835650		Assoc Pid#							
						Total		1,164,800		1,164,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHRISTENSON DONALD T & CAMERON		57343 175	10-20-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
CHRISTENSON DONALD T & CHRISTIAN		52963 332	06-25-2020	U	I	100	1A	2023	1010	582,700	2022	1010	484,400
CHRISTENSON, DONALD T		52724 277	05-08-2020	U	I	100	1A		1010	392,000	2021	1010	323,200
CHRISTENSON DONALD T		15564 0241	10-17-1997	U	V	100	1A		1010	900		1010	900
		Total						975,600		Total		808,500	
								Total				728,600	

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			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	784,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	377,000
Special Land Value	0
Total Appraised Parcel Value	1,164,800
Valuation Method	C
Total Appraised Parcel Value	1,164,800

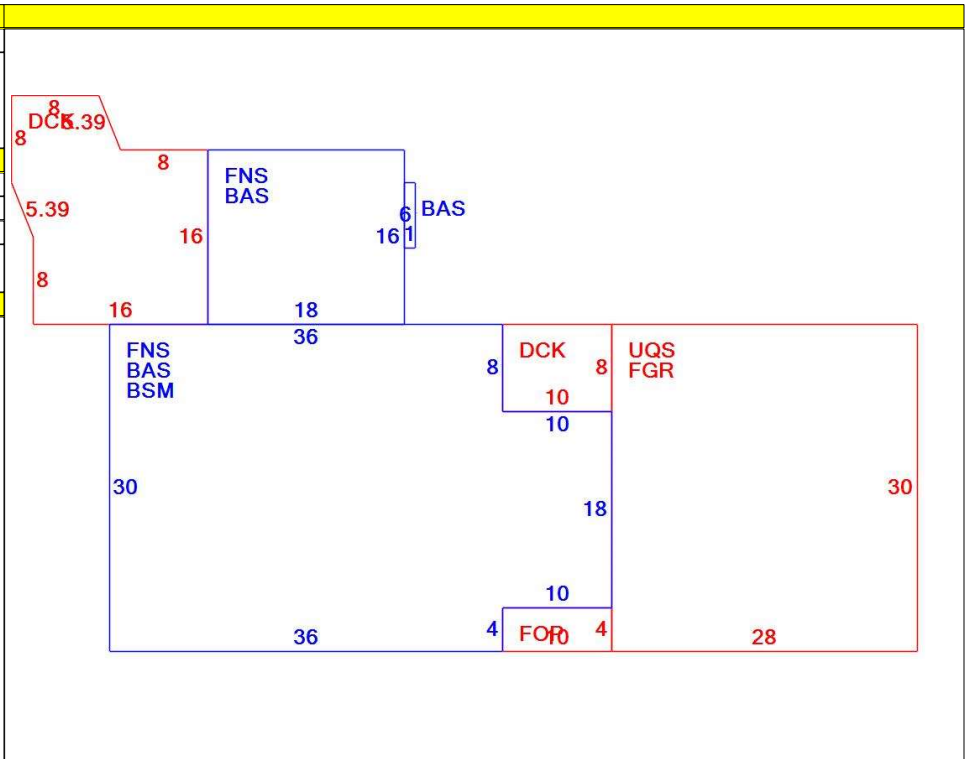
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
20000304	08-07-2000	AD	Addition	13,995	05-25-2001	100		ABOVE GROUND POOL	04-12-2013	VGS			20	Field Review
14762	12-11-1997	NC	New Construct	180,000	12-01-1998	100		30X36 DWELW/ATT GARA	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	0.743 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	26,000
1	1010	Single Family	RC	Undevelop	0.492 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	1,000
Total Card Land Units					2.15 AC	Parcel Total Land Area					2.15	Total Land Value			377,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1260	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	630.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1260				

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

COST / MARKET VALUATION	
Net Other Adj	846,578
Replace Cost	24,800
Year Built	871,377
Effective Year Built	1997
Depreciation Code	2011
Remodel Rating	E
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	784,200
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
SPL4	Above Ground	L	640	8.00	2000	A	70	C	1.00	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,554	1,554	1,554	218.53	339,593
BSM	Basement	0	1,260	252	43.71	55,069
DCK	Deck	0	392	39	21.74	8,523
FGR	Garage	0	840	336	87.41	73,425
FNS	Finished 90% Story	1,393	1,548	1,393	196.65	304,410
FOP	Open Porch	0	40	6	32.78	1,311
UQS	Unfin 3/4 Story	0	840	294	76.48	64,247
Ttl Gross Liv / Lease Area		2,947	6,474	3,874		846,578



253 PINE ST

