

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
WHIPPLE JILLIAN P AFZALI ADAM A 31 PINE ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	306,300	306,300		
	SUPPLEMENTAL DATA							RES LAND	1010	385,400	385,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1940 Total Acres 1.974 Chapter Lan GIS ID F_858245_2833833					Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	52,000	52,000	
									Total	743,700	743,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WHIPPLE JILLIAN P CURLEY TERRENCE J CURLEY TERRENCE & KIM M TT CURLEY TERRENCE BROWN J S TR PINE STREET TR	52972	251	06-26-2020	Q	I	580,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	36903	0071	03-06-2009	U	I	100	1A	2023	1010	266,700	2022	1010	240,200	2021	1010	211,200
	36216	0031	07-28-2008	U	I	100	1A		1010	401,800		1010	331,400		1010	275,600
	12870	0004	05-10-1994	U	I	1	1A		1010	34,000		1010	34,000		1010	35,700
	10860	0015	03-30-1992	Q	I	220,000	00	Total								
									Total	702,500	Total	605,600	Total	522,500		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									306,300
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									52,000
Appraised Land Value (Bldg)									385,400
Special Land Value									0
Total Appraised Parcel Value									743,700
Valuation Method									C
Total Appraised Parcel Value									743,700

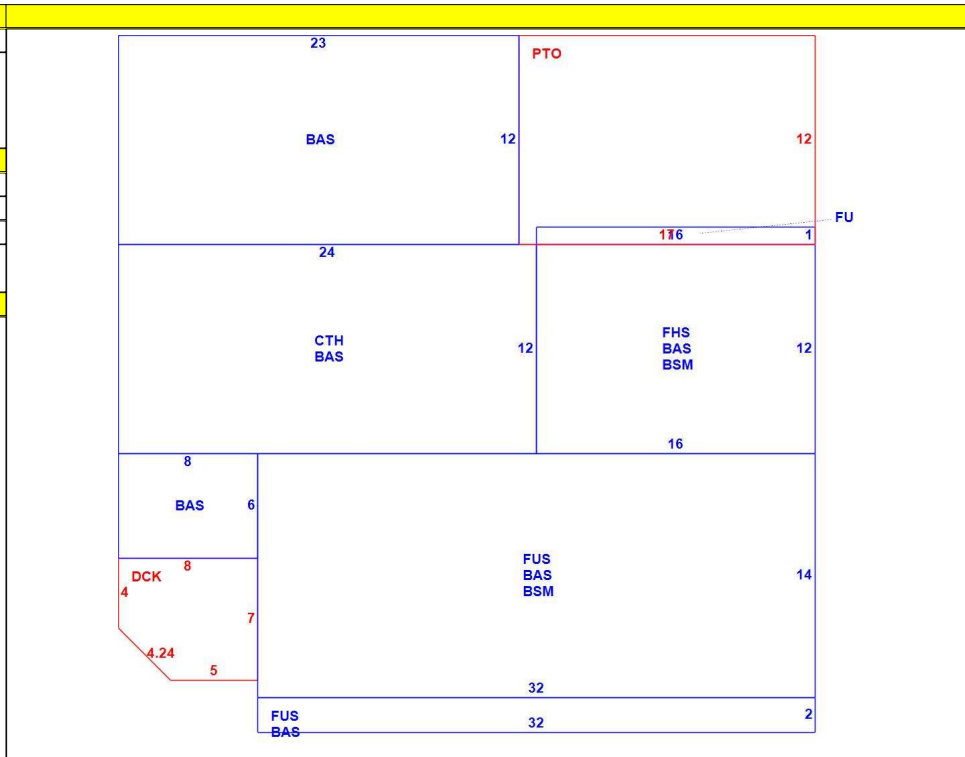
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
82	03-21-2008	MS	Miscellaneous	5,000		100		12X20 U BLDG,15'OFFS		03-04-2021	SJD	9	1	01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-10-2008	K-B		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	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	1.057	AC 35,000.00	0.95707	5	1.00	0050	1.000			1.0000	0.77	35,400	
Total Card Land Units					1.97	AC	Parcel Total Land Area				1.97	Total Land Value				385,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	640	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
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	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	640				

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

COST / MARKET VALUATION	
Net Other Adj	367,671
Replace Cost	20,010
Year Built	387,682
Effective Year Built	1978
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	306,300
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
FGR1	Garage - 1 Sto	L	396	52.00	1981	A	70	C	1.00	14,400
SPL1	Ing Pool - Ave	L	512	64.00	1984	A	70	C	1.00	22,900
SHD1	Shed	L	28	21.00	1981	A	70	C	1.00	400
SHD1	Shed	L	140	21.00	1985	A	70	C	1.00	2,100
SHD1	Shed	L	240	21.00	2007	A	70	C	1.00	3,500
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,316	1,316	1,316	174.09	229,098
BSM	Basement	0	640	128	34.82	22,283
CTH	Cathedral Ceiling	0	288	29	17.53	5,049
DCK	Deck	0	52	5	16.74	870
FHS	Finished Half Story	96	192	96	87.04	16,712
FUS	Finished Upper Story	528	528	528	174.09	91,918
PTO	Patio	0	204	10	8.53	1,741
Ttl Gross Liv / Lease Area		1,940	3,220	2,112		367,671

