

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAFFREY PATRICK			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
364 WINTER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	143,500	143,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	320,400	320,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 952 Total Acres .557 Chapter Lan GIS ID F_860055_2833328		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	6,000	6,000		
							Total	469,900	469,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CAFFREY PATRICK	49106	0039	10-27-2017	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed		
FLYNN LORRAINE A	41600	0078	07-02-2012	U	I	1	1A	2023	1010	146,000	2022	1010	127,500		
BRADFORD THEDA E (L/E)	29404	0341	11-03-2004	U	I	1	1F		1010	332,800		1010	276,000		
									1010	4,000		1010	4,000		
								Total		482,800	Total		407,500	Total	349,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int			
2024	22	22 VETERAN	400.00									
			Total				400.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0050					Appraised Bldg. Value (Card)	143,500	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	6,000	
					Appraised Land Value (Bldg)	320,400	
					Special Land Value	0	
					Total Appraised Parcel Value	469,900	
					Valuation Method	C	
					Total Appraised Parcel Value	469,900	

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-22-51	02-18-2022	RM	Remodel	21,350		100		FINISH 427 SF BASEMENT-NO	01-14-2021	SJT	5		20	Field Review
BPO-21-474	11-03-2021	MN	Maintenance	3,859		100	11-03-2021	FIREPLACE LINER	09-08-2020	SJT	5		20	Field Review
BPO-20-52	06-24-2020	BP	Bldg Permit	15,000	01-14-2021	100	10-13-2020	Construct a 12'x26' deck on back	05-22-2019	SJT	2		20	Field Review
QPO-20-10	05-08-2020	MN	Maintenance	4,000		100	06-25-2020	REPLACE SIDING AND TRIM	04-09-2018	SJD	9		01	Measure - No Entry
2017-376	11-08-2017	MN	Maintenance	2,200		100		RELOCATE BASEMENT STAIR	04-12-2013	VGS			20	Field Review
									08-08-2007	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	24,270 SF	13.20	1.00000	5	1.00	0050	1.000		1.0000	13.20	320,400
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value		320,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	952	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			174,894
Interior Floor 2			Net Other Adj		21,675
Heat Fuel	03	Gas	Replace Cost		196,569
Heat Type	04	Forced Air-Duc	Year Built		1952
AC Type	01	None	Effective Year Built		1994
Bedrooms	2		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		143,500
Sq Ft Fin Bsmt	427		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	952		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK 26

12

BAS
BSM

28

34

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	2020	E	100	B	1.50	6,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	952	952	952	149.10	141,943	
BSM	Basement	0	952	190	29.76	28,329	
DCK	Deck	0	312	31	14.81	4,622	
Ttl Gross Liv / Lease Area		952	2,216	1,173		174,894	

