

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MURPHY TINA			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	285,200	285,200
				0 Medium		RES LAND	1010	356,700	356,700
240 AUTUMN AVE		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02332		Alt Prcl ID	Cyclical 2						
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1562	District						
		Total Acres 1.108	Res Exem						
		Chapter Lan							
		GIS ID F_859906_2837058	Assoc Pid#						
						Total		641,900	641,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MURPHY TINA		45867 0098	07-29-2015	Q	I	414,000	00	Year	Code	Assessed	Year	Code	Assessed
RICHARDS DIANE L		10951 0312	05-05-1992	Q	I	165,000	00	2023	1010	227,700	2022	1010	212,900
									1010	370,900		1010	305,700
						Total		598,600	Total		518,600	Total	456,100

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
		Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

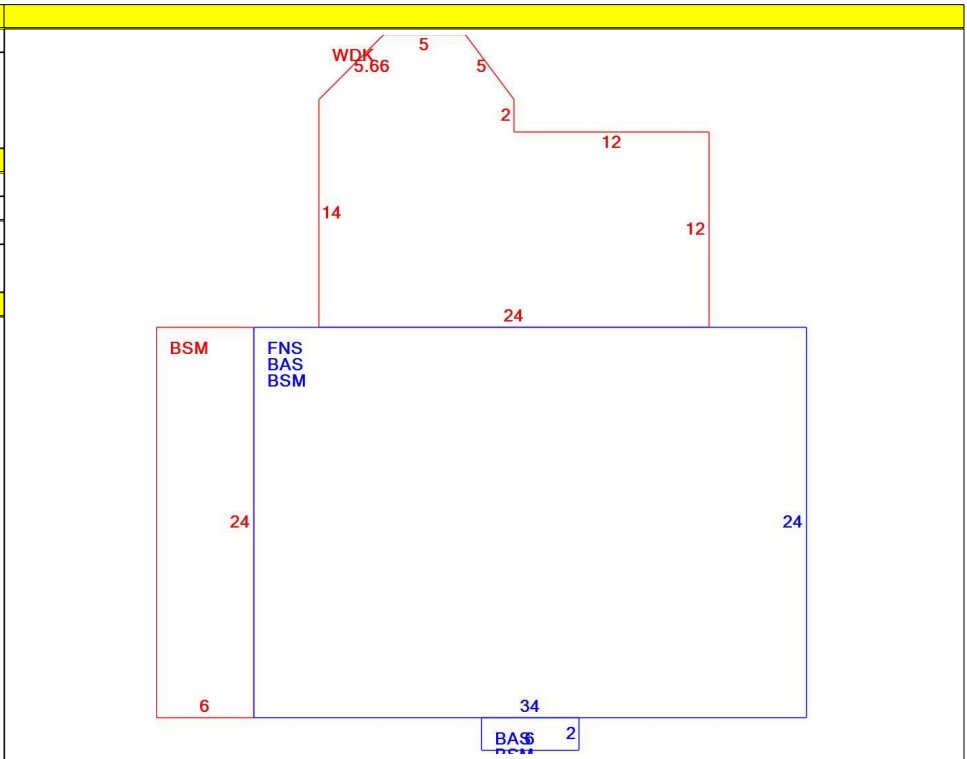
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	285,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	356,700
Special Land Value	0
Total Appraised Parcel Value	641,900
Valuation Method	C
Total Appraised Parcel Value	641,900

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
QPO-21-11	05-13-2021	MN	Maintenance	24,000		100		Replace wood siding . Replace 1	06-26-2020	SJT	5		20	Field Review
BP-19-320	09-30-2019	RM	Remodel	11,000	06-26-2020	100	12-18-2019	MASTER BATHROOM 2ND FLR	04-11-2016	SJD	9	1	00	Measure & Listed
11867	04-19-1991	RM		3,400		100		DECK 24'X12'	04-12-2013	VGS			20	Field Review
									04-24-2007	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	0.192 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,700
Total Card Land Units					1.11 AC	Parcel Total Land Area					1.11	Total Land Value			356,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	00	Gambrel		Bsmt Area	972		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	1.9						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	25	Vinyl Siding		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	07	Gambrel		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	09	Pine/Soft Wood		Net Other Adj		368,477	
Interior Floor 2	14	Carpet		Replace Cost		22,230	
Heat Fuel	02	Oil		Year Built		390,707	
Heat Type	05	Hot Water		Effective Year Built		1979	
AC Type	01	None		Depreciation Code		1994	
Bedrooms	3			Remodel Rating		A	
Full Baths	2			Year Remodeled			
Half Baths	1			Depreciation %		27	
Extra Fixtures	0			Functional Obsol			
Total Rooms	6			External Obsol			
Bath Style	03	Modern		Trend Factor		1.000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	1			Percent Good		73	
Extra Openings	0			Cns Sect Rcnld		285,200	
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	0			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	2			Cost to Cure Ovr			
Bsmt Area	972			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	828	828	828	205.74	170,351	
BSM	Basement	0	972	194	41.06	39,913	
FNS	Finished 90% Story	734	816	734	185.06	151,012	
WDK	Deck	0	346	35	20.81	7,201	
Ttl Gross Liv / Lease Area		1,562	2,962	1,791		368,477	

