

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LADD DONALD G		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LADD SUSAN M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	358,800	358,800	
35 BIRCH ST				0	Heavy			RES LAND	1010	357,700	357,700	
								RESIDNTL	1010	80,700	80,700	
SUPPLEMENTAL DATA												VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1824 Total Acres 2.858 Chapter Lan		Cyclical 2 Exemption W District Res Exem							
GIS ID		F_859231_2840649		Assoc Pid#								
									Total	797,200	797,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LADD DONALD G		14765 0094	11-05-1996	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	284,400	2022	1010	265,200	2021	1010	250,300
									1010	371,900		1010	307,100		1010	256,500
									1010	57,900		1010	57,900		1010	57,900
								Total		714,200	Total		630,200	Total		564,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD										APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch											
0050															

NOTES										APPROAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						358,800
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						80,700
										Appraised Land Value (Bldg)						357,700
										Special Land Value						0
										Total Appraised Parcel Value						797,200
										Valuation Method						C
										Total Appraised Parcel Value						797,200

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-23-28	09-15-2023	MN	Maintenance	3,000		100		WEATHERIZATION/AIR SEALIN	01-15-2020	SJT	6		30	Quality Control	
2016-155	05-16-2016	BP	Bldg Permit	8,000	08-13-2018	100		CONSTRUCT A 192' DECK	08-13-2018	JLF	5		01	Measure - No Entry	
2016-139	05-05-2016	NC	New Construct	85,000	08-13-2018	100		12' X 16' POOL HOUSE & 1/2 BA	05-04-2016	JLF	5		01	Measure - No Entry	
2016-1	01-05-2016	NC	New Construct	56,550	08-13-2018	100		16' X'20' FIBERGLASS SWIMMI	04-12-2013	VGS			20	Field Review	
49	05-05-2011	MN	Maintenance	8,356		100		WOOD SIDING	06-18-2007	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	PD	Residual	0.130	AC	35,000.00	1.00000	5	0.90	0050	1.000		1.0000	0.72	4,100
1	1010	Single Family		Undevelop	1.810	AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	3,600
Total Card Land Units					2.86	AC	Parcel Total Land Area					2.86	Total Land Value			357,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	12	Hardwood			440,520
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		454,170
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		358,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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
SPL1	Ing Pool - Ave	L	320	64.00	2015	E	100	C	1.00	20,500
PHS	Pool House	L	192	143.00	2016	E	100	B	1.50	41,200
FOP	Open Porch	L	64	35.00	2016	E	100	B	1.50	3,400
PTO	Patio	L	1,482	15.00	2015	A	70	C	1.00	15,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	202.63	204,252
BSM	Basement	0	816	163	40.48	33,029
DCK	Deck	0	173	17	19.91	3,445
FGR	Garage	0	400	160	81.05	32,421
FOP	Open Porch	0	64	10	31.66	2,026
FUS	Finished Upper Story	816	816	816	202.63	165,347
Ttl Gross Liv / Lease Area		1,824	3,277	2,174		440,520

