

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CANTY MAUREEN P (L/E)			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CANTY IRREVOCABLE TRUST-CANT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	292,500	292,500
PO BOX 746		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	366,500	366,500
MARSHFIELD MA 02050		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2305 Total Acres 1.388 Chapter Lan GIS ID F_860315_2840217			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	30,400	30,400
							Total	689,400	689,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CANTY MAUREEN P (L/E)		52190 247	01-06-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CANTY PAUL M		4922 0312	12-05-1980	U	I	1	1	2023	1010	224,000	2022	1010	184,100
									1010	381,100		1010	314,100
									1010	16,800		1010	16,800
							Total	621,900	Total	515,000	Total	466,100	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	292,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	30,400
Appraised Land Value (Bldg)	366,500
Special Land Value	0
Total Appraised Parcel Value	689,400
Valuation Method	C
Total Appraised Parcel Value	689,400

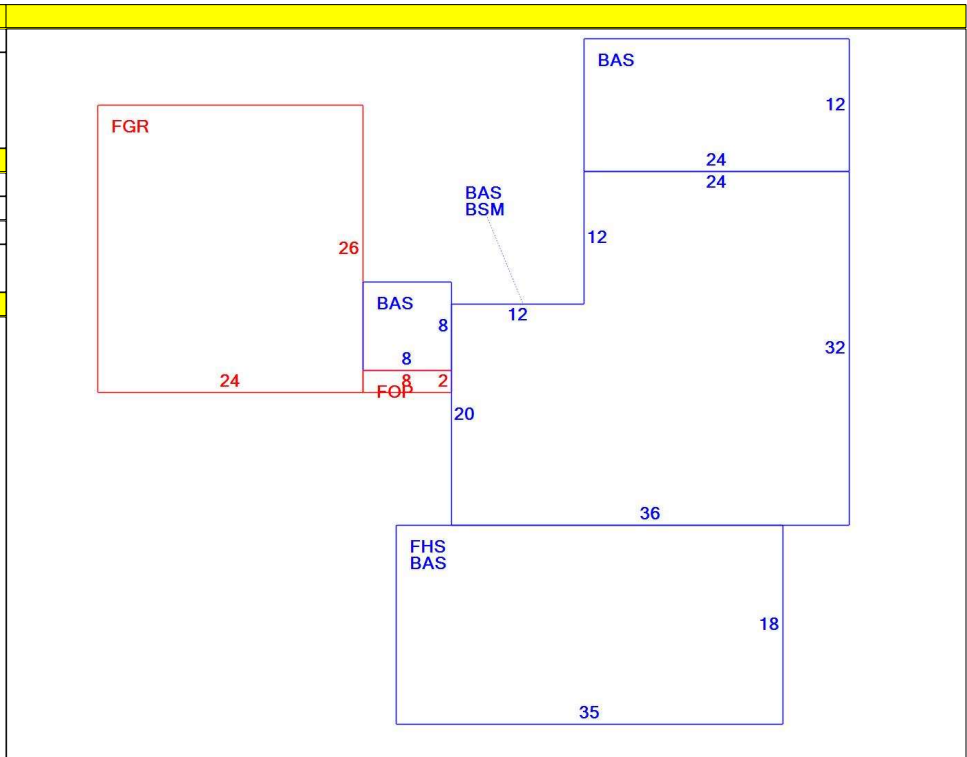
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

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
56	02-24-2006	AD	Addition	30,000		100		ATTH GAR,CONNECTOR		04-12-2013	VGS			20	Field Review
20010196	05-24-2001	NC	New Construct	15,000	06-28-2002	100		12X24 ADDITION		06-26-2006	KP		1	00	Measure & Listed
14345	12-30-1996	MN	Maintenance	4,000		100		STRIP & REROOF							
11255	06-07-1989	NC	New Construct			100		INGROUND POOL							

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			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.470	AC	35,000.00	1.00000	5	1.00	0050			1.0061	0.81	16,500
Total Card Land Units					1.39	AC	Parcel Total Land Area					1.39	Total Land Value			366,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.35				
Occupancy	1		<b>CONDO DATA</b>		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			402,014
Interior Floor 2			Net Other Adj		10,000
Heat Fuel	02	Oil	Replace Cost		412,014
Heat Type	04	Forced Air-Duc	Year Built		1800
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		292,500
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	1008		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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	648	64.00	1989	A	70	C	1.00	29,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,990	1,990	1,990	145.71	289,963
BSM	Basement	0	1,008	202	29.20	29,433
FGR	Garage	0	624	250	58.38	36,428
FHS	Finished Half Story	315	630	315	72.86	45,899
FOP	Open Porch	0	16	2	18.21	291
Ttl Gross Liv / Lease Area		2,305	4,268	2,759		402,014



404 SUMMER ST

