

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REESE DEREK H			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
COLETTI SARAH J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	270,200	270,200	
318 AUTUMN AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	404,200	404,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1536 Total Acres 5.780 Chapter Lan GIS ID F_860339_2838273			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,100	5,100	
							Total	679,500	679,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
REESE DEREK H		57494 263	12-09-2022	Q	I	745,000	00	Year	Code	Assessed	Year	Code	Assessed		
ALANDER ERNEST W		55333 1	07-19-2021	U	I	1	1A	2023	1010	249,300	2022	1010	217,300		
ALANDER ERNEST W		42478 0207	12-31-2012	U	I	1	1		1010	443,200		1010	369,100		
ALANDER ERNEST W & KATHLEEN		11080 0199	06-29-1992	U	I	1	1	Total		692,500	Total		586,400		
							Total			692,500	Total		586,400	Total	529,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES															
This signature acknowledges a visit by a Data Collector or Assessor															
										<b>APPRAISED VALUE SUMMARY</b>					
										Appraised Bldg. Value (Card)					270,200
										Appraised Xf (B) Value (Bldg)					0
										Appraised Ob (B) Value (Bldg)					5,100
										Appraised Land Value (Bldg)					404,200
										Special Land Value					0
										Total Appraised Parcel Value					679,500
										Valuation Method					C
										Total Appraised Parcel Value					679,500

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-20-151	08-31-2020	MN	Maintenance	16,800	10-19-2020	100	10-08-2020	Remove/Replace roof and replac		03-27-2023	SJD	9		01	Measure - No Entry
2018-23	10-03-2018	MS	Miscellaneous			100		INSTALL 12' X 16' UTILITY BLD		10-19-2020	SJT	5		20	Field Review
2018-5	05-03-2018	MS	Miscellaneous	0	05-03-2018	100		INSTALL A 12' X 8' UTILITY BLD		09-23-2020	SJT	5		20	Field Review
26	01-24-2003	MS	Miscellaneous			100		WOOD STOVE IN LIV RM		04-12-2013	VGS			20	Field Review
326	07-26-2002	NC	New Construct	135,000	02-21-2003	100		SINGLE FAM HOUSE		02-21-2003	KP		1	00	Measure & Listed
318	07-25-2002	DM	Demolish	2,500	02-21-2003	100		DEMO EXISTING BLDG							
11868	04-22-1991	DM	Demolish			100		12'X24' SHED/GARAGE							

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	350,000
1	1010	Single Family	PD	Residual	4.679 AC	35,000.00	0.32831	5	1.00	0050	1.000			1.0000	53,800
1	1010	Single Family	PD	Undevelop	0.184 AC	2,000.00	1.00000	0	1.00	0050	1.000	EASEMENT		1.0000	400
Total Card Land Units					5.78 AC	Parcel Total Land Area					5.78	Total Land Value			404,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1536	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			Owne
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			263,136
Interior Floor 2			Net Other Adj		47,400
Heat Fuel	03	Gas	Replace Cost		310,535
Heat Type	04	Forced Air-Duc	Year Built		2002
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		270,200
Sq Ft Fin Bsmt	1136		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1536		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

WDK  
12  
12

BAS  
BSM
24

WDK  
10  
10

64

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	2018	G	85	C	1.00	1,700
SHD1	Shed	L	192	21.00	2018	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	140.94	216,484
BSM	Basement	0	1,536	307	28.17	43,269
WDK	Deck	0	244	24	13.86	3,383
Ttl Gross Liv / Lease Area		1,536	3,316	1,867		263,136

