

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
EZEKIEL DONNA J TRUSTEE DONNA J EKEKIEL TRUST 173 BIRCH ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	396,200	396,200
		SUPPLEMENTAL DATA		Cyclical Exemption W		1	Heavy	RES LAND	1010	350,700	350,700
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1992 Total Acres .938 Chapter Lan GIS ID F_857081_2840110		Cyclical Exemption W District Res Exem		1	Assoc Pid#	RESIDNTL	1010	2,100	2,100	905 DUXBURY, MA	
						Total		749,000	749,000	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EZEKIEL DONNA J TRUSTEE		53494	176	09-24-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EZEKIEL DONNA J TRUSTEE		9686	0190	04-04-1990	Q	I	100	00	2023	1010	301,000	2022	1010	275,300	2021	1010	249,100
									1010	364,700		1010	300,600		1010	252,000	
									1010	1,400		1010	1,400		1010	1,400	
		Total							Total	667,100	Total	577,300	Total	502,500			

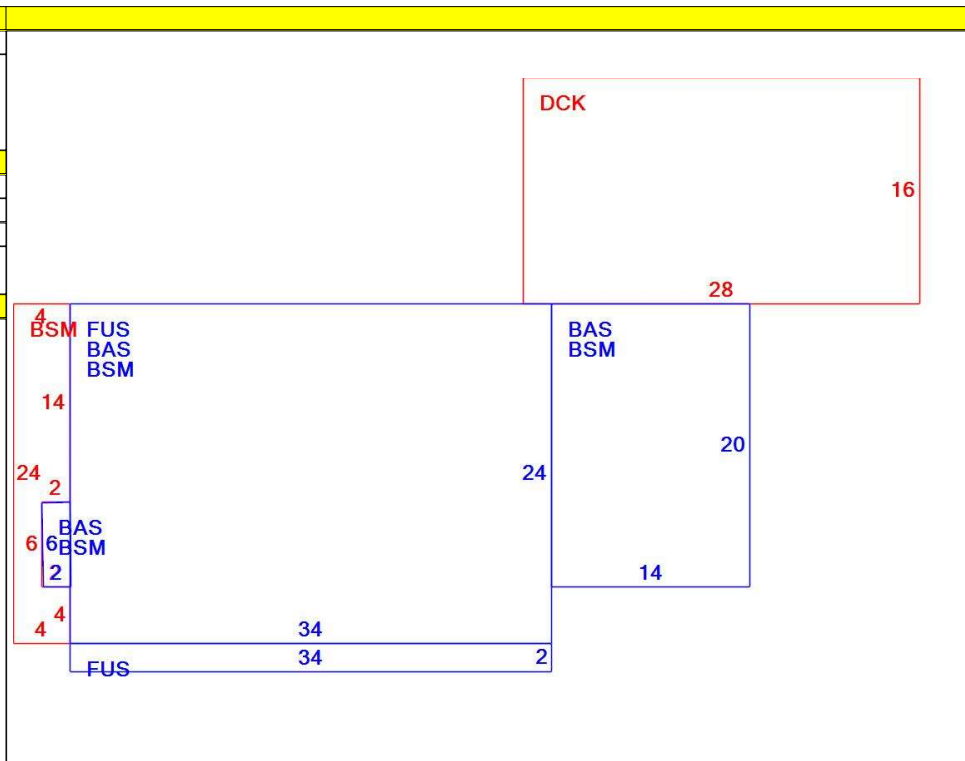
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050					Appraised Bldg. Value (Card) 396,200						
					Appraised Xf (B) Value (Bldg) 0						
					Appraised Ob (B) Value (Bldg) 2,100						
					Appraised Land Value (Bldg) 350,700						
					Special Land Value 0						
					Total Appraised Parcel Value 749,000						
					Valuation Method C						
					Total Appraised Parcel Value 749,000						

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	
2019-7125	01-10-2019 09-30-2009	MN MN	Maintenance Maintenance	15,100 5,700		100 100		3 WINDOWS AND 1 DOOR STRIP & REROOF	11-29-2021 04-12-2013 03-28-2013 05-19-2007	SJT VGS AO BSB	10 6		21 20 30 00	Field Review + GIS Field Review Quality Control 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	0.020	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1180	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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	Net Other Adj		460,897
Interior Floor 2			Replace Cost		22,230
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		396,200
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	1180		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	144	21.00	1987	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,108	1,108	1,108	202.59	224,472
BSM	Basement	0	1,192	238	40.45	48,217
DCK	Deck	0	448	45	20.35	9,117
FUS	Finished Upper Story	884	884	884	202.59	179,091
Ttl Gross Liv / Lease Area		1,992	3,632	2,275		460,897

