

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DAVIES DEREK			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DAVIES TARA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	430,300	430,300	
25 MILL POND LN				0 Medium		RES LAND	1010	470,500	470,500	
SUPPLEMENTAL DATA						RESIDNTL	1010	28,400	28,400	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1816 Total Acres .920 Chapter Lan		Cyclical 2 Exemption W District Res Exem					
GIS ID		F_856865_2835202	Assoc Pid#							
						Total		929,200	929,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DAVIES DEREK		51419 19	07-26-2019	Q	I	629,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GALLICCHIO MICHAEL		48684 0072	07-19-2017	U	I	605,000	1S	2023	1010	329,700	2022	1010	300,300	2021	1010	273,000
BANK OF AMERICA N A		48079 0179	02-02-2017	U	I	390,000	1L		1010	505,000		1010	320,900		1010	309,500
MACKAY JAMES K & SUSAN		6705 0083	04-15-1986	Q	I	227,500	00		1010	16,200		1010	13,300		1010	13,300
								Total		850,900	Total		634,500	Total		595,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										430,300				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										28,400				
Appraised Land Value (Bldg)										470,500				
Special Land Value										0				
Total Appraised Parcel Value										929,200				
Valuation Method										C				
Total Appraised Parcel Value										929,200				

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
BPO-21-340	08-24-2021	BP	Bldg Permit	14,300	02-23-2022	100	12-30-2021	12'x20' accessory building.		02-23-2022	SJT	5		01	Measure - No Entry
BPO-21-260	07-14-2021	AD	Addition	11,000	02-23-2022	100		6X32 PORCH		03-10-2020	SJD	9	1	07	Measure - Info @ Door
2017-31	02-23-2017	MN	Maintenance	11,200		100		STRIP & REROOF AND REPLA		05-24-2018	SJD	9		12	Property Estimated - No Ac
14135	07-24-1996	MN	Maintenance	6,800	08-26-1997	100		12X14PRCH/ADD16X18DK		04-12-2013	VGS			20	Field Review
12411	06-30-1992	NC	New Construct	11,000	01-01-1993	100		ING POOL, 16X34		08-07-2007	BSB			01	Measure - No Entry

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	40,100 SF	8.75	1.00000	5	1.00	0060	1.341				1.0000	11.73	470,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value				470,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	1056				
Model	01	Residential	Bsmt Type	04				
Grade	06	Good	Unfin Area	0.00	Full			
Stories	2							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
Exterior Wall 2	11	Clapboard			B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood			505,789			
Interior Floor 2			Net Other Adj		38,933			
Heat Fuel	07	Propane	Replace Cost		544,720			
Heat Type	04	Forced Air-Duc	Year Built		1983			
AC Type	03	Central	Effective Year Built		2000			
Bedrooms	3		Depreciation Code		G			
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	2		Depreciation %		21			
Total Rooms	6		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		430,300			
Sq Ft Fin Bsmt	390		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	1056		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	512	64.00	1992	A	70	C	1.00	22,900
SHD1	Shed	L	80	21.00	1992	A	70	C	1.00	1,200
SHD1	Shed	L	240	21.00	2021	G	85	C	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	22.31	714
BAS	First Floor	984	984	984	238.02	234,209
BSM	Basement	0	1,056	211	47.56	50,222
DCK	Deck	0	316	32	24.10	7,617
FOP	Open Porch	0	192	29	35.95	6,903
FSP	Screened Porch	0	168	34	48.17	8,093
FUS	Finished Upper Story	832	832	832	238.02	198,031
Ttl Gross Liv / Lease Area		1,816	3,580	2,125		505,789

