

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LINDY MATTHEW			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
LINDY ALLISON			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	838,000	838,000
15 DEER RUN				0 Light		RES LAND	1010	350,900	350,900
SUPPLEMENTAL DATA									
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3074 Total Acres .938 Chapter Lan		Cyclical 1 Exemption W District Res Exem				
			GIS ID F_857898_2839927		Assoc Pid#				
						Total		1,188,900	1,188,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LINDY MATTHEW		48969 0101	09-26-2017	Q	I	909,000	00	Year	Code	Assessed	Year	Code	Assessed
MURPHY BRIAN P & MURPHY KIMBERL		35453 0003	12-28-2007	Q	I	820,000	00	2023	1010	643,000	2022	1010	604,000
DEER RUN VENTURE LLC		23991 0141	01-21-2003	U	I	1,300,000	1		1010	365,000	2021	1010	300,600
						Total		1,008,000	Total		904,600	Total	833,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	838,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,900
Special Land Value	0
Total Appraised Parcel Value	1,188,900
Valuation Method	C
Total Appraised Parcel Value	1,188,900

NOTES							

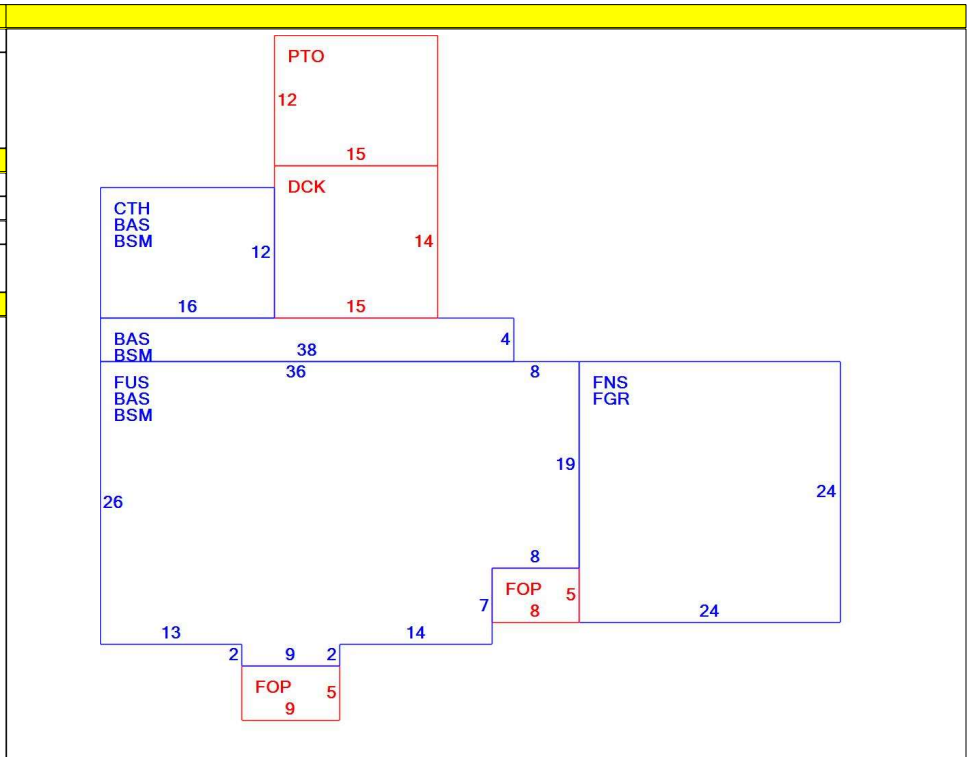
BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
626	11-21-2003	NC	New Construct	212,000		100		SNGL FAM DWELL/GARAG	11-14-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-28-2013	AO	6	6	30	Quality Control
									03-14-2012	KP		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	CONVERTED USE CODE - OL		1.0000	350,000
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	900
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value		350,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1482	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	04	Hip	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			890,283
Interior Floor 2			Net Other Adj		72,975
Heat Fuel	03	Gas	Replace Cost		963,257
Heat Type	05	Hot Water	Year Built		2003
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		13
Total Rooms	8		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		87
Gas Fireplaces	0		Cns Sect Rcnld		838,000
Sq Ft Fin Bsmt	800		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1482		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,450	1,450	1,450	243.51	353,093	
BSM	Basement	0	1,450	290	48.70	70,619	
CTH	Cathedral Ceiling	0	192	19	24.10	4,627	
DCK	Deck	0	210	21	24.35	5,114	
FGR	Garage	0	576	230	97.24	56,008	
FNS	Finished 90% Story	518	576	518	218.99	126,139	
FOP	Open Porch	0	85	13	37.24	3,166	
FUS	Finished Upper Story	1,106	1,106	1,106	243.51	269,325	
PTO	Patio	0	180	9	12.18	2,192	
Ttl Gross Liv / Lease Area		3,074	5,825	3,656		890,283	

