

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DENNEHY JENNIFER 221 BIRCH ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	260,000	260,000
				0	Heavy			RES LAND	1010	353,700	353,700
SUPPLEMENTAL DATA						RESIDNTL	1010	7,100	7,100	905 DUXBURY, MA	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1080 Total Acres 1.023 Chapter Lan GIS ID F_856272_2839871				Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		620,800	620,800	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DENNEHY JENNIFER		53103 190	07-20-2020	U	I	337,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GRADY RICHARD E		3964 0611	02-07-1974	U	I	32,500	1	2023	1010	251,700	2022	1010	207,200	2021	1010	180,100
									1010	367,800		1010	303,200		1010	252,800
									1010	2,400		1010	2,400		1010	2,400
								Total		621,900	Total		512,800	Total		435,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	260,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,100
Appraised Land Value (Bldg)	353,700
Special Land Value	0
Total Appraised Parcel Value	620,800
Valuation Method	C
Total Appraised Parcel Value	620,800

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
										03-04-2021	SJD	9		01	Measure - No Entry
										07-10-2020	SJD	6		20	Field Review
										04-12-2013	VGS			20	Field Review
										06-19-2007	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	WP	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000
1	1010	Single Family	WP	Residual	0.106 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	3,700
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			353,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			303,968
Interior Floor 2			Net Other Adj		38,090
Heat Fuel	03	Gas	Replace Cost		342,056
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
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		76
Gas Fireplaces	0		Cns Sect Rcnd		260,000
Sq Ft Fin Bsmt	720		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		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
SPL4	Above Ground	L	1,008	8.00	1980	A	70	C	1.00	5,600
SHD1	Shed	L	100	21.00	1980	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	210.80	227,659
BSM	Basement	0	1,008	202	42.24	42,581
DCK	Deck	0	476	48	21.26	10,118
FEP	Finished Enclosed Porch	0	140	84	126.48	17,707
PTO	Patio	0	420	21	10.54	4,427
TDK	Trex Deck	0	66	7	22.36	1,476
Ttl Gross Liv / Lease Area		1,080	3,190	1,442		303,968

