

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CANTWELL JAMES M WHALLEY KRISTEN E 30 FLINT LOCKE DR		8 Sloping	0 Water	0 Feeder	0 Good	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 221,600 391,200	Assessed 221,600 391,200
			0 Septic	0 Paved	0 Good				
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 640 Total Acres 1.03 Chapter Lan		Cyclical 2 Exemption W District Res Exem					
GIS ID F_857723_2838340		Assoc Pid#		Total 612,800 612,800					

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CANTWELL JAMES M		48516 0084	06-07-2017	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed			
AMENDOLARA ROBERT A JR		46887 0260	05-04-2016	U	I	230,000	1	2023	1010	214,900	2022	1010	197,000			
RATHBUN YVONNE C TT		17440 0163	05-07-1999	U	I	1	1F		1010	348,600		1010	312,900			
RATHBUN YVONNE C		14880 0187	12-30-1996	U	I	1	1F									
RATHBUN WILLIAM A		14880 0185	12-30-1996	U	I	1	1F									
Total										563,500			509,900			428,400

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	221,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	391,200
Special Land Value	0
Total Appraised Parcel Value	612,800
Valuation Method	C
Total Appraised Parcel Value	612,800

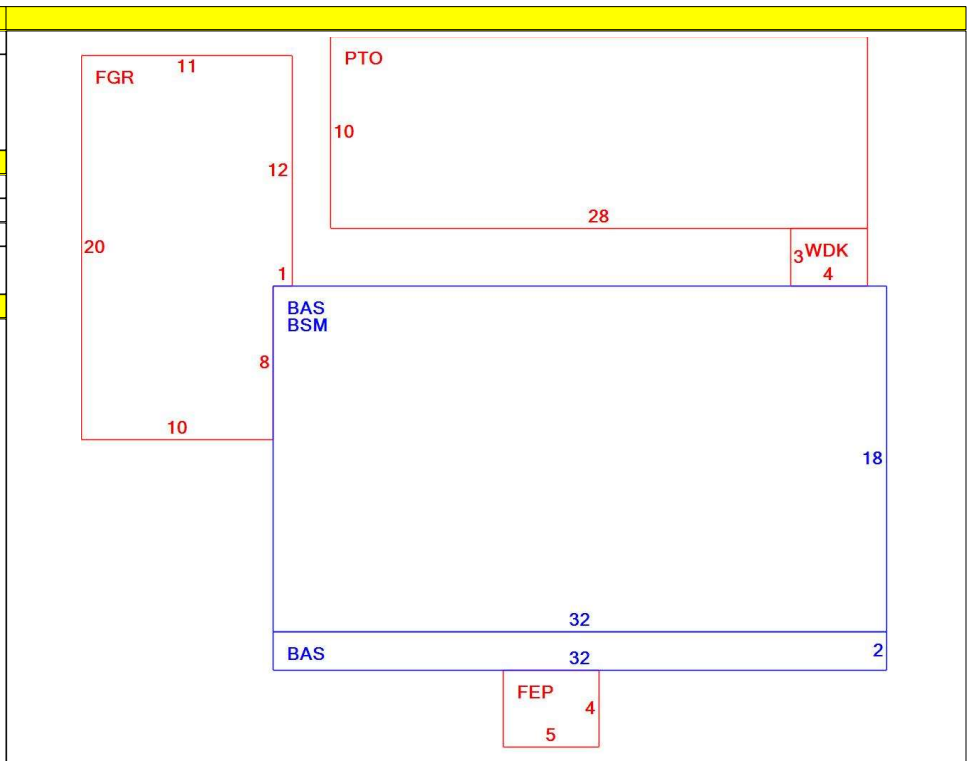
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

NOTES									

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
2018-240	11-08-2018	MN	Maintenance	4,000		100		ROOF		09-13-2018	JLF			20	Field Review
										09-13-2018	JLF			20	Field Review
										11-17-2017	SJD	9		01	Measure - No Entry
										10-14-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										06-05-2007	BSB		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	0030	0.886			V125	1.2500	9.69	387,600
1	1010	Single Family	WP	Residual	0.115	AC 35,000.00	1.00000	5	1.00	0030	0.886				1.0000	0.72	3,600
Total Card Land Units					1.03	AC	Parcel Total Land Area			1.03	Total Land Value					391,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	576	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
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			232,672
Interior Floor 2			Net Other Adj		40,963
Heat Fuel	03	Gas	Replace Cost		273,636
Heat Type	04	Forced Air-Duc	Year Built		1967
AC Type	03	Central	Effective Year Built		2012
Bedrooms	2		Depreciation Code		R
Full Baths	3		Remodel Rating		04
Half Baths	0		Year Remodeled		2016
Extra Fixtures	0		Depreciation %		9
Total Rooms	4		Functional Obsol		10
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnld		221,600
Sq Ft Fin Bsmt	490		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	576		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	640	640	640	268.37	171,754
BSM	Basement	0	576	115	53.58	30,862
FEP	Finished Enclosed Porch	0	20	12	161.02	3,220
FGR	Garage	0	212	85	107.60	22,811
PTO	Patio	0	280	14	13.42	3,757
WDK	Deck	0	12	1	22.36	268
Ttl Gross Liv / Lease Area		640	1,740	867		232,672

