

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CRADDOCK JESSE			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KELLY KATELYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	381,900	381,900	
71 CLEARWATER DR		SUPPLEMENTAL DATA			RES LAND	1010	474,300	474,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1860 Total Acres 1.023 Chapter Lan GIS ID F_859392_2835350			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,900	1,900	
						Total		858,100	858,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CRADDOCK JESSE		55753 139	09-29-2021	U	I	680,000	1	Year	Code	Assessed	Year	Code	Assessed	
LEHMAN BARBARAA		5386 0426	06-28-1983	Q	I	86,000	00	2023	1010	288,700	2022	1010	263,600	
									1010	509,100		1010	323,300	
									1010	1,300		1010	1,300	
						Total		799,100	Total		588,200	Total		551,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card)				381,900
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				1,900
									Appraised Land Value (Bldg)				474,300
									Special Land Value				0
									Total Appraised Parcel Value				858,100
									Valuation Method				C
									Total Appraised Parcel Value				858,100

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-23-233	06-28-2023	RM	Remodel	17,650		100	06-28-2023	RENOVATE KITCHEN & INSTAL	11-17-2021	SJD	9	1	06	Inspection Only
BPO-22-22	01-21-2022	MN	Maintenance	3,000		100	01-21-2022	INSULATION	11-10-2021	SJD	9		01	Measure - No Entry
qpo-21-273	11-03-2021	MN	Maintenance	7,400		100	11-03-2021	RPLCE ROOF (MAIN HOUSE &	09-18-2018	SJD			20	Field Review
93	03-24-2003	MN	Maintenance	3,800		100		STRIP/RESIDE 2 WALLS	04-12-2013	VGS			20	Field Review
									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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.105 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	4,900
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			474,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
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
Exterior Wall 2					B
Roof Structure	03	Gable	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			487,250
Interior Floor 2			Net Other Adj		15,225
Heat Fuel	04	Electric	Replace Cost		502,476
Heat Type	07	Radiant-Elec.	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		381,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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
SHD1	Shed	L	128	21.00	1980	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	976	976	976	235.84	230,182
BSM	Basement	0	816	163	47.11	38,442
DCK	Deck	0	428	43	23.69	10,141
FUS	Finished Upper Story	884	884	884	235.84	208,485
Ttl Gross Liv / Lease Area		1,860	3,104	2,066		487,250

