

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CRONIN CHRISTOPHER J CRONIN JESSICA M 35 HALLS BROOK WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	315,900	315,900
				0	Medium			RES LAND	1010	397,100	397,100
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1764 Total Acres .968 Chapter Lan				Cyclical 2 Exemption W District Res Exem							
GIS ID F_859132_2835991				Assoc Pid#							
									Total	713,000	713,000

905
 DUXBURY, MA
VISION

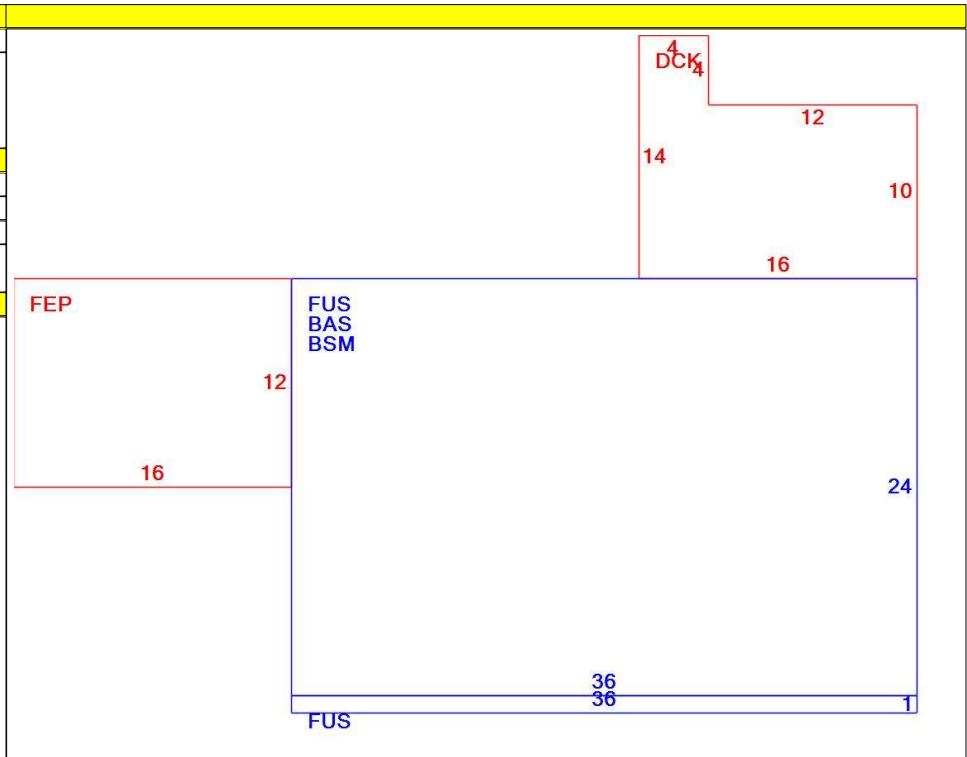
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CRONIN CHRISTOPHER J		55391 84	07-29-2021	Q	I	615,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GIBBONS PAUL G		3915 0126	06-25-1973	U	I	36,000	1	2023	1010	239,200	2022	1010	224,600	2021	1010	202,900
									1010	425,700		1010	290,500		1010	281,200
									Total	664,900	Total	515,100	Total	484,100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					315,900			
0060										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					0			
										Appraised Land Value (Bldg)					397,100			
										Special Land Value					0			
										Total Appraised Parcel Value					713,000			
										Valuation Method					C			
										Total Appraised Parcel Value					713,000			

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
										11-10-2021	SJD	9	1	07	Measure - Info @ Door
										09-18-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										07-07-2007	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	16,600	SF	17.77	1.00000	5	1.00	0060	1.341	UPLAND		395,500	
1	1010	Single Family	RC	Undevelop	0.590	AC	2,000.00	1.00000	0	1.00	0060	1.341	WETLAND		1,600	
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			397,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	Net Other Adj		429,135
Interior Floor 2			Replace Cost		15,730
Heat Fuel	03	Gas	Year Built		444,864
Heat Type	05	Hot Water	Effective Year Built		1973
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		315,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	864		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	864	864	864	207.31	179,117
BSM	Basement	0	864	173	41.51	35,865
DCK	Deck	0	176	18	21.20	3,732
FEP	Finished Enclosed Porch	0	192	115	124.17	23,841
FUS	Finished Upper Story	900	900	900	207.31	186,580
Ttl Gross Liv / Lease Area		1,764	2,996	2,070		429,135

