

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEARY JOHN P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LEARY PATRICIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	400,400	400,400	
31 SARAHS CIR				0 Light		RES LAND	1010	470,800	470,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	29,000	29,000	
Alt Prcl ID		Cyclical 2								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2250		District								
Total Acres .947		Res Exem								
Chapter Lan										
GIS ID F_858638_2836291		Assoc Pid#								
							Total	900,200	900,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEARY JOHN P	44584	0061	07-30-2014	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUNCI EDWARD E J & SALLY T AUSTIN	7559	0104	03-20-1987	Q	I	212,500	00	2023	1010	319,100	2022	1010	298,100	2021	1010	281,900
									1010	505,300		1010	321,000		1010	311,300
									1010	21,100		1010	21,100		1010	21,100
							Total	845,500	Total	640,200	Total	614,300				

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) 400,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			
Appraised Land Value (Bldg) 470,800			
Special Land Value 0			
Total Appraised Parcel Value 900,200			
Valuation Method C			
Total Appraised Parcel Value 900,200			

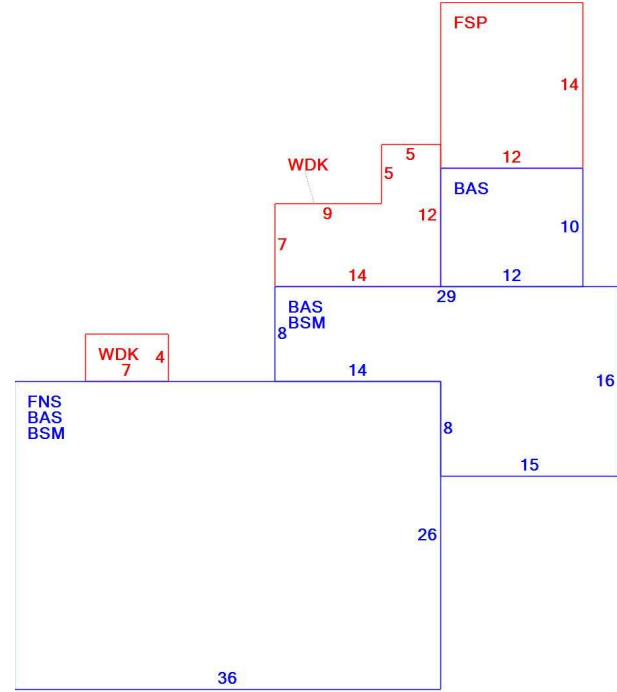
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-20-13	10-23-2020	MN	Maintenance	9,820		100		Remove/replace partial roof/1 sk	09-18-2018	SJD			20	Field Review
2015-119	05-07-2015	BP	Bldg Permit	9,300	03-24-2016	100		CONSTRUCT A 14.5' X 16' DEC	03-24-2016	SJD	9	1	06	Inspection Only
1	10-30-1996	NC	New Construct	22,000		100		1STRY ADD 16X12W/DEK	07-29-2015	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-25-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.029	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.10	1,400
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value		470,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1288	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	260				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1288				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	481,496
Replace Cost	25,350
Year Built	506,846
Effective Year Built	1977
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	400,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR2	Garage - 1 St	L	816	63.00	1982	F	55	C	1.00	28,300
SHD1	Shed	L	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,408	1,408	1,408	188.31	265,133
BSM	Basement	0	1,288	258	37.72	48,583
FNS	Finished 90% Story	842	936	842	169.39	158,553
FSP	Screened Porch	0	168	34	38.11	6,402
WDK	Deck	0	151	15	18.71	2,825
Ttl Gross Liv / Lease Area		2,250	3,951	2,557		481,496

