

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAYNARD DIANA J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	418,700	418,700	
4 CLINTON LN				0 Medium		RES LAND	1010	522,700	522,700	
						RESIDNTL	1010	2,100	2,100	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1980 Total Acres .92 Chapter Lan	Cyclical 2 Exemption W District Res Exem						VISION
			GIS ID F_858276_2835848	Assoc Pid#						
							Total	943,500	943,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAYNARD DIANA J		44483 0224	06-30-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MAYNARD WAYNE S		10379 0166	07-16-1991	Q	I	206,000	00	2023	1010	316,800	2022	1010	289,200
									1010	504,700		1010	320,700
									1010	1,400		1010	1,400
							Total	822,900	Total	611,300	Total	569,100	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

  

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	
QPO-22-27	11-03-2022	MN	Maintenance	3,480		100		Weatherization and air sealing	09-21-2021	SJT	5		01	Measure - No Entry	
BPO-21-186	04-29-2021	RM	Remodel	22,300		100	05-27-2021	Remove of load bearing wall bet	09-18-2018	SJD			20	Field Review	
115	07-02-2009	NC	New Construct	20,000		100		DEMOK&RC 12X24 DECK	04-12-2013	VGS			20	Field Review	
1	02-26-2008	MS	Miscellaneous	3,300		100		10X12 SHED	08-18-2010	KP	1	00		Measure & Listed	
26	03-31-2006	MS	Miscellaneous	25,000		100		WINDOWS & CLAPBOARD							
223	05-24-2005	MN	Maintenance	3,412		100		REPL ENTRY DOOR							
											Total Appraised Parcel Value		943,500		

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family		Residual	1.682	AC 35,000.00	0.67568	5	1.00	0060	1.341			1.0000	0.73	53,300
Total Card Land Units					2.60	AC	Parcel Total Land Area					2.60	Total Land Value			522,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1059	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			512,440
Interior Floor 2			Net Other Adj		17,545
Heat Fuel	02	Oil	Replace Cost		529,984
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnld		418,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1059		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	120	21.00	2007	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,250	1,250	1,250	227.55	284,436
BSM	Basement	0	1,057	211	45.42	48,013
CTH	Cathedral Ceiling	0	318	32	22.90	7,282
DCK	Deck	0	313	31	22.54	7,054
FUS	Finished Upper Story	728	728	728	227.55	165,655
Ttl Gross Liv / Lease Area		1,978	3,666	2,252		512,440

