

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ENDICOTT PETER AND COLLEEN 81 HITTY TOM RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	411,600	411,600
		0	Light					RES LAND	1010	360,500	360,500
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2265 Total Acres 1.21 Chapter Lan GIS ID F_858650_2833794				Cyclical 2 Exemption W District Res Exem Assoc Pid#							
Total									772,100	772,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ENDICOTT PETER AND COLLEEN		53162 261	07-30-2020	Q	I	625,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CLEARY WILLIAM F		3882 0708	04-24-1973	U	I	45,500	1	2023	1010	313,100	2022	1010	286,500	2021	1010	240,200
									1010	374,200		1010	308,400		1010	257,000
Total									687,300	Total	594,900	Total	497,200			

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																

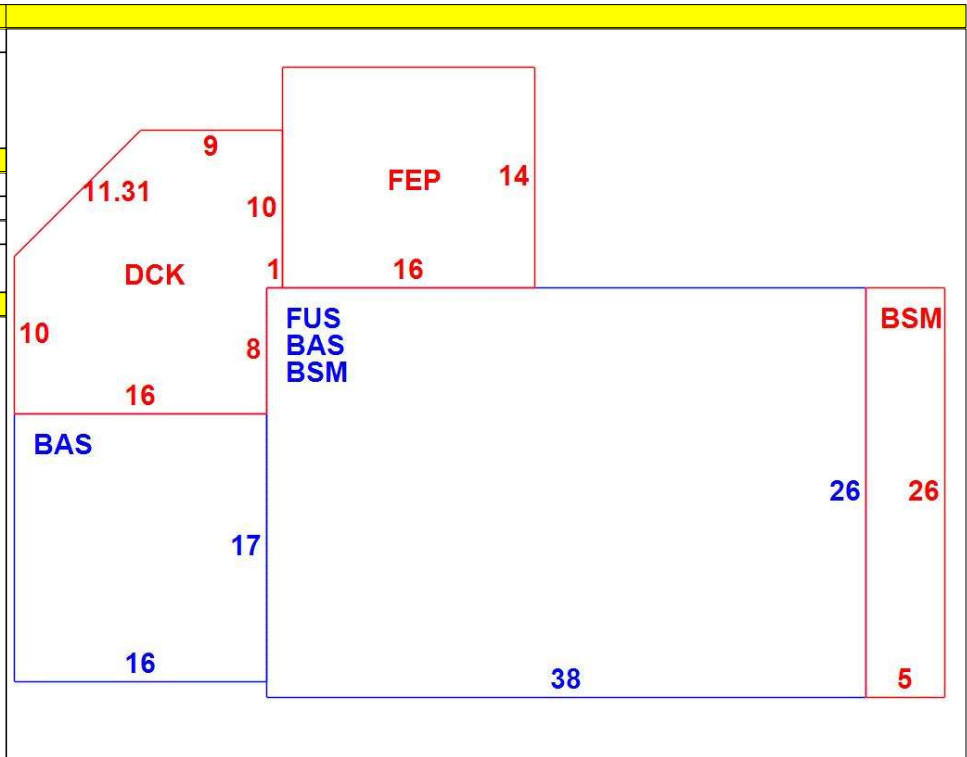
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method						
0050					411,600	0	0	360,500	0	772,100	C						
Total Appraised Parcel Value										772,100							

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
71	06-26-2006	MS	Miscellaneous	19,874	04-25-2007	100		REPL 15 WINDOWS	03-03-2021	SJD	9	1	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	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.299 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	10,500	
Total Card Land Units					1.22 AC	Parcel Total Land Area					1.22	Total Land Value				360,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1118	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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	04	Hip	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		514,735
Interior Floor 2			Replace Cost		26,780
Heat Fuel	03	Gas	Year Built		541,516
Heat Type	04	Forced Air-Duc	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
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		76
Extra Openings	0		Cns Sect Rcnd		411,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	240		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1118		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	1,260	1,260	1,260	195.49	246,322
BSM	Basement	0	1,118	224	39.17	43,791
DCK	Deck	0	266	27	19.84	5,278
FEP	Finished Enclosed Porch	0	224	134	116.95	26,196
FUS	Finished Upper Story	988	988	988	195.49	193,148
Ttl Gross Liv / Lease Area		2,248	3,856	2,633		514,735

