

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THORNTON THOMAS & SARAH E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
HEALEY JOHN P JR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	227,800	227,800	
46 MEADOW LN		SUPPLEMENTAL DATA			RES LAND	1010	352,300	352,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1410 Total Acres .982 Chapter Lan GIS ID F_859504_2833589			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	69,500	69,500	
						Total		649,600	649,600	

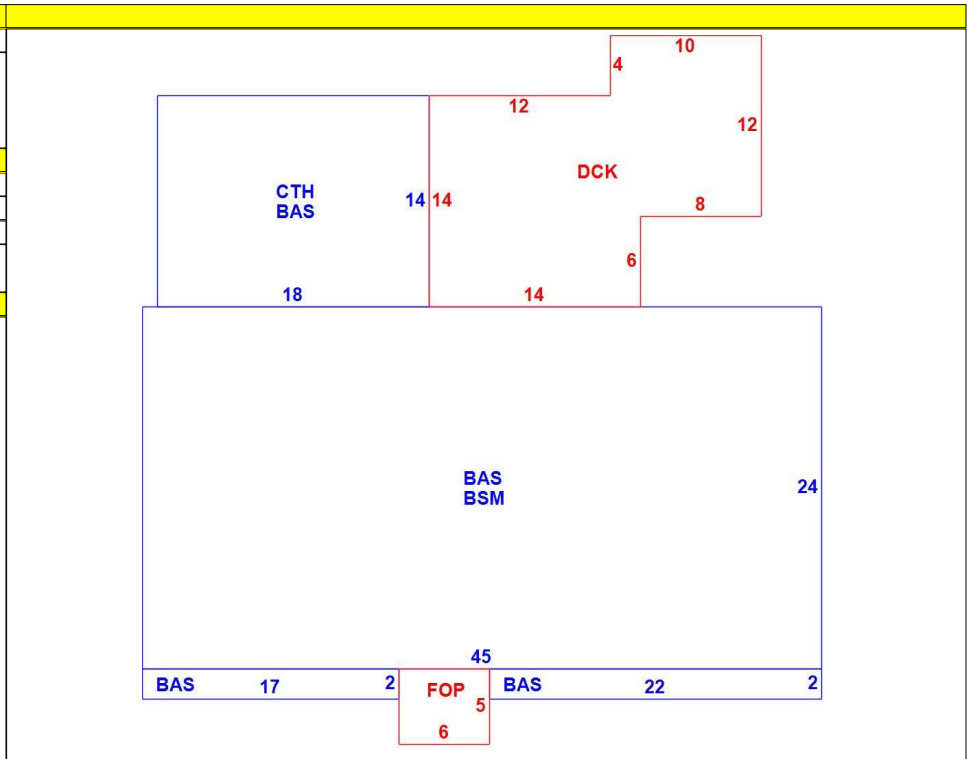
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THORNTON THOMAS & SARAH E		54871 189	04-28-2021	Q	I	652,000	00	Year	Code	Assessed	Year	Code	Assessed
BYRON DAVID M		7884 0219	07-24-1987	Q	I	190,000	00	2023	1010	220,600	2022	1010	181,600
									1010	366,300		1010	301,900
									1010	42,200		1010	42,200
								Total		629,100	Total		525,700
								Total			Total		416,900

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 VALUE SUMMARY			
Total			0.00						Appraised Bldg. Value (Card) 227,800			
									Appraised Xf (B) Value (Bldg) 0			
Nbhd				B	Tracing				Appraised Ob (B) Value (Bldg) 69,500			
0050									Appraised Land Value (Bldg) 352,300			
NOTES									Special Land Value 0			
									Total Appraised Parcel Value 649,600			
									Valuation Method C			
									Total Appraised Parcel Value 649,600			

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-23-147 11220	05-10-2023 05-17-1989	RM NC	Remodel New Construct	80,000	12-27-1990	0 100		CONVERT GARAGE TO FINISH 2-GARAGE & WORKSHOP	06-28-2021 04-12-2013 08-07-2007	SJD VGS BSB	9		01 20 01	Measure - No Entry Field Review 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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.064 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	2,300
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			352,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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			265,865
Interior Floor 2			Net Other Adj		33,900
Heat Fuel	03	Gas	Replace Cost		299,765
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		227,800
Sq Ft Fin Bsmt	800		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1080		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
FGR5	Garage - 2 Sto	L	704	91.00	1989	A	70	C	1.00	44,800
CNP	Canopy	L	840	42.00	2000	A	70	C	1.00	24,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,410	1,410	1,410	157.69	222,343
BSM	Basement	0	1,080	216	31.54	34,061
CTH	Cathedral Ceiling	0	252	25	15.64	3,942
DCK	Deck	0	300	30	15.77	4,731
FOP	Open Porch	0	30	5	26.28	788
Ttl Gross Liv / Lease Area		1,410	3,072	1,686		265,865

