

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ARSENAULT TERRY W & JANET L TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ARSENAULT FAMILY REVOCABLE T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	465,200	465,200	
1 TREETOP LN				0	Light			RES LAND	1010	469,400	469,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	10,800	10,800	
Alt Prcl ID		Cyclical		1								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2253		District										
Total Acres .918		Res Exem										
Chapter Lan												
GIS ID F_858405_2840066		Assoc Pid#										
									Total	945,400	945,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ARSENAULT TERRY W & JANET L TT		51328 230	07-03-2019	Q	I	715,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SHAUNESSY SCOTT T		18844 0317	08-31-2000	Q	I	292,500	00	2023	1010	498,900	2022	1010	438,300	2021	1010	428,500
ASH BARBARA L & FOX RANDALL E		13588 0026	05-23-1995	U	I	1	1F		1010	503,800		1010	320,100		1010	308,800
									1010	7,700		1010	7,700		1010	4,900
									Total	1,010,400	Total	766,100	Total	742,200		

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				APPROAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0060												
NOTES								Appraised Bldg. Value (Card)				465,200
								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				10,800
								Appraised Land Value (Bldg)				469,400
								Special Land Value				0
								Total Appraised Parcel Value				945,400
								Valuation Method				C
								Total Appraised Parcel Value				945,400

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-20-338	11-20-2020	MN	Maintenance	535		100	11-20-2020	Exterior weather stripping/door s	03-09-2020	SJD	9	1	00	Measure & Listed	
2016-265	08-10-2016	RM	Remodel	31,560	08-08-2018	100		FIN 240' OF BASEMENT	08-08-2018	JLF	5		01	Measure - No Entry	
414	08-06-2003	AD	Addition	80,000	11-17-2003	100		1 STRY ADD/RM GARAGE	04-12-2013	VGS			20	Field Review	
303	06-16-2003	AD	Addition	8,000	11-17-2003	100		FOUND FOR ADD & GRG	11-17-2003	KP		6	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1895	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		528,081
Interior Floor 2			Replace Cost		60,828
Heat Fuel	02	Oil	Year Built		1977
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		465,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	938		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1895		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	144	21.00	2001	A	70	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,253	2,253	2,253	178.83	402,901
BSM	Basement	0	1,895	379	35.77	67,776
FGR	Garage	0	616	246	71.42	43,992
FOP	Open Porch	0	152	23	27.06	4,113
PTO	Patio	0	72	4	9.93	715
WDK	Deck	0	478	48	17.96	8,584
Ttl Gross Liv / Lease Area		2,253	5,466	2,953		528,081

