

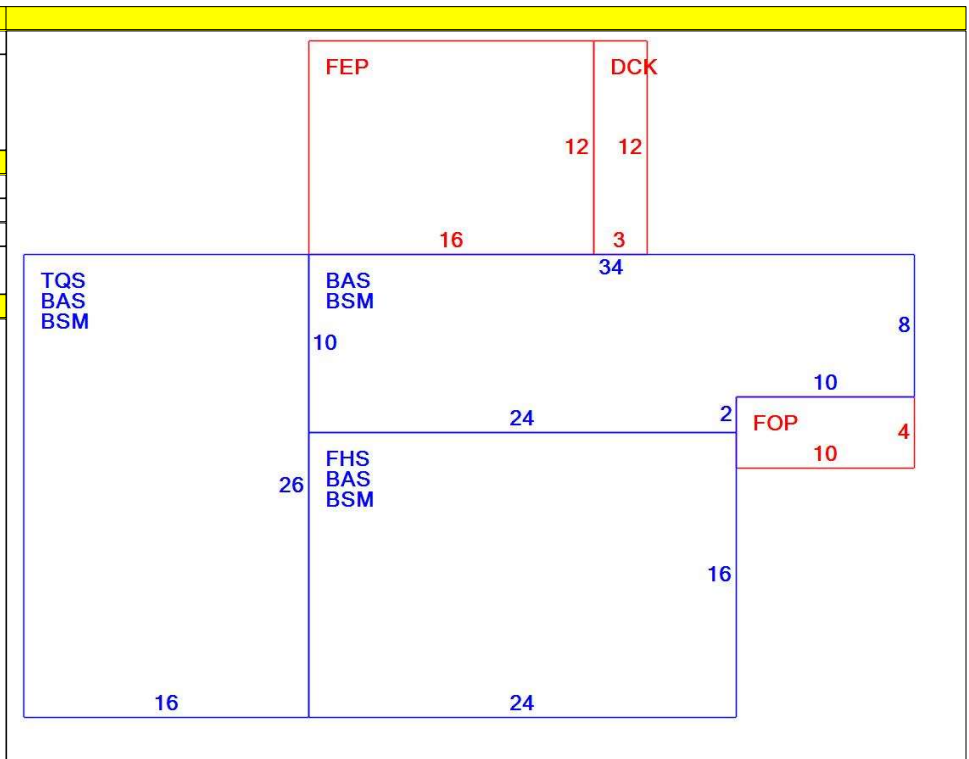
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
ODONNELL KEVIN W & JOANNE E T ODONNELL FAMILY REVOCABLE TR 50 ROUNDTREE DR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		270,300	270,300			
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010		475,200	475,200			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1624 Total Acres 1.042 Chapter Lan GIS ID F_858405_2839674		Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	74,400	74,400						
						Total		819,900	819,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ODONNELL KEVIN W & JOANNE E TT		35880 0331	04-23-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	196,700	2022	1010	165,500		
									1010	510,100		1010	323,900		
									1010	51,800		1010	40,300		
		Total						758,600		Total		541,200			
								Total		Total		518,000			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2015-183	08-10-2015	MN	Maintenance	23,200		100		RESIDE EXISTING DWELLING	10-04-2022	SJT	10		13	Property Questionaire	
2015-48	04-10-2015	BP	Bldg Permit	19,000		100		STORM/WATER DAMAGE	04-12-2013	VGS			20	Field Review	
328	07-11-2005	AD	Addition	21,000	04-10-2006	100		22X26 DETACH GAR	04-21-2006	KP		1	00	Measure & Listed	
12280	04-16-1992	RM	Remodel	4,000	01-01-1993	100		REMO/REPL DK & SCRPO							
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	PD	Residual	0.124 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	5,800
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value			475,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1120	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	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			344,426
Interior Floor 2			Net Other Adj		25,800
Heat Fuel	02	Oil	Replace Cost		370,227
Heat Type	05	Hot Water	Year Built		1978
AC Type	03	Central	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		270,300
Sq Ft Fin Bsmt	512		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1120		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
SPL1	Ing Pool - Ave	L	648	64.00	1991	A	70	C	1.00	29,000
PTO	Patio	L	600	15.00	1991	A	70	C	1.00	6,300
FGR1	Garage - 1 Sto	L	528	52.00	2005	G	85	C	1.00	23,300
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	174.57	195,518
BSM	Basement	0	1,120	224	34.91	39,104
DCK	Deck	0	36	4	19.40	698
FEP	Finished Enclosed Porch	0	192	115	104.56	20,076
FHS	Finished Half Story	192	384	192	87.29	33,517
FOP	Open Porch	0	40	6	26.19	1,047
TQS	Three Quarter Story	312	416	312	130.93	54,466
Ttl Gross Liv / Lease Area		1,624	3,308	1,973		344,426



50 ROUNDTREE DR

