

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CURRAN AIDAN K			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CURRAN DEIRDRE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	507,700	507,700	
597 TEMPLE ST		SUPPLEMENTAL DATA			RES LAND	1010	393,800	393,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2484 Total Acres 1.168 Chapter Lan GIS ID F_866270_2853086			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	30,700	30,700	
							Total	932,200	932,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CURRAN AIDAN K		50096 0110	07-27-2018	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
HICK DONALD JR & JOAN TT & JRH RLT		30230 0143	03-28-2005	U	I	100	1F	2023	1010	504,100	2022	1010	454,300
HICK JR DONALD W		30151 0025	03-15-2005	U	I	100	1F		1010	409,500		1010	337,500
JRH REALTY TRUST		25510 0223	06-20-2003	U	I	100	1F		1010	22,000		1010	22,000
HICK DONALD W JR		25435 0123	06-13-2003	U	I	100	1F	Total		935,600	Total		813,800
								Total		757,500	Total		757,500

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES		APPRAISED VALUE SUMMARY	
4TH BEDROOM USED AS OFFICE		Appraised Bldg. Value (Card)	507,700
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	30,700
		Appraised Land Value (Bldg)	393,800
		Special Land Value	0
		Total Appraised Parcel Value	932,200
		Valuation Method	C
		Total Appraised Parcel Value	932,200

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-21-12	05-27-2021	MN	Maintenance	2,718		100		Exterior door replacement	12-05-2018	SJD	9		12	Property Estimated - No Ac
2013-159	08-29-2013	MN	Maintenance	10,000		100		REPLACE 19 WINDOWS	04-12-2013	VGS			20	Field Review
620	12-16-2004	AD	Addition	27,000	10-05-2005	100		DEMO & ADD	10-05-2005	KP		1	00	Measure & Listed
544	11-04-2004	RM	Remodel	10,000	10-05-2005	100		ROOF,REM KITCHTN,FR						

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		V110	1.1000	8.75	385,000
1	1010	Single Family	RC	Residual	0.250 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	8,800
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value			393,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	4				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	864				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	586,507
Replace Cost	32,640
Year Built	619,146
Effective Year Built	1818
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	507,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
BRN1	Barn - 1 Story	L	1,124	39.00	1980	A	70	C	1.00	30,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,620	1,620	1,620	214.29	347,147
BSM	Basement	0	864	173	42.91	37,072
DCK	Deck	0	224	22	21.05	4,714
FOP	Open Porch	0	59	9	32.69	1,929
FSP	Screened Porch	0	246	49	42.68	10,500
FUS	Finished Upper Story	864	864	864	214.29	185,145
Ttl Gross Liv / Lease Area		2,484	3,877	2,737		586,507

