

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HIGLEY JOHN K & SUSAN P 45 ACORN ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	299,400	299,400
				0	Medium			RES LAND	1010	350,400	350,400
SUPPLEMENTAL DATA						Total		649,800	649,800		
Alt Prcl ID		Cyclical		3							
Scnd Home		Exemption									
Tax Class T		W									
Tot Fin Area 1947		District									
Total Acres .919		Res Exem									
Chapter Lan											
GIS ID F_869061_2854167		Assoc Pid#									

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGLEY JOHN K & SUSAN P		LCC 134106	06-30-2022	Q	I	789,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LORENTE PATRICIA M		LCC 109142	06-08-2006	U	I	275,000	1A	2023	1010	334,200	2022	1010	326,500	2021	1010	323,100
DALLESSANDRO RLTY TRUST		LCC 91580	06-23-1997	U	I	100	1		1010	364,400		1010	300,300		1010	250,300
												1010	800		1010	800
								Total		698,600	Total		627,600	Total		574,200

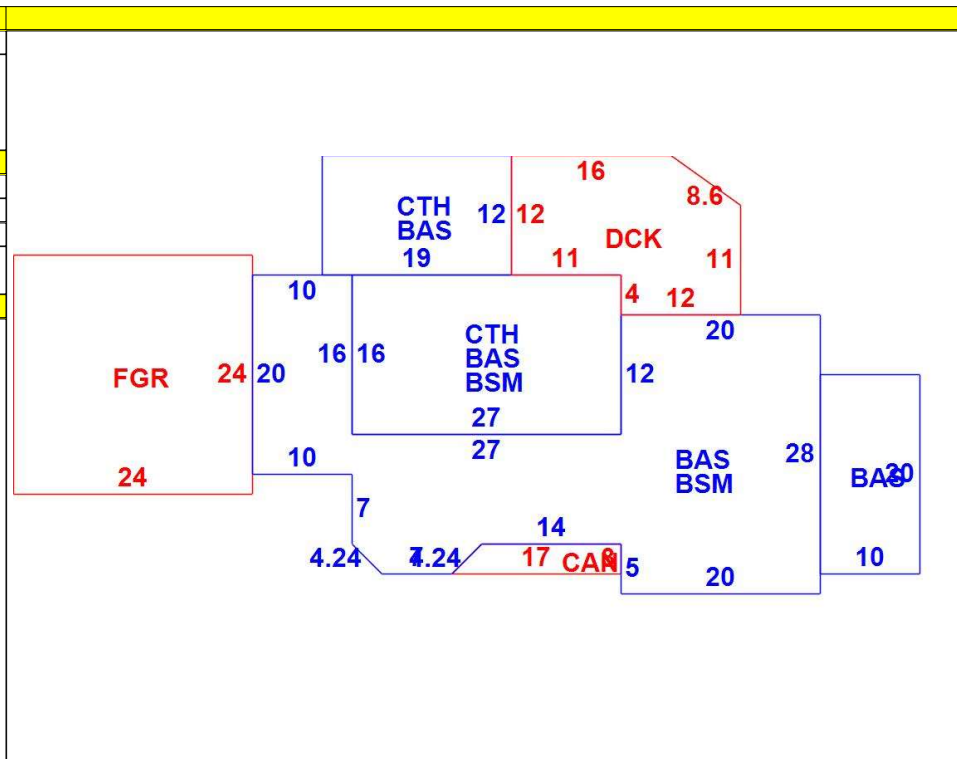
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0050															
NOTES															
Appraised Bldg. Value (Card) 299,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 350,400 Special Land Value 0 Total Appraised Parcel Value 649,800 Valuation Method C Total Appraised Parcel Value 649,800															

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-22-364	09-21-2022	MN	Maintenance	5,400		100		Air Sealing and insulation	08-22-2022	SJD	9	1	00	Measure & Listed	
19990212	05-19-1999	RM	Remodel	12,000		100		12X20 SUNROOM	04-12-2013	VGS			20	Field Review	
19990163	04-27-1999	MN	Maintenance	8,000		100		STRIP AND REROOF	08-22-2000	KP		1	00	Measure & Listed	
12629	12-07-1992	AD	Addition	10,000	01-01-1994	100		1STY ADDITION 10X20							

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	40,045	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1519	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	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			367,296
Interior Floor 2			Net Other Adj		42,838
Heat Fuel	02	Oil	Replace Cost		410,134
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	5		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 Rcnd		299,400
Sq Ft Fin Bsmt	838		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1519		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,947	1,947	1,947	142.20	276,859
BSM	Basement	0	1,519	304	28.46	43,228
CAN	Canopy	0	47	5	15.13	711
CTH	Cathedral Ceiling	0	660	66	14.22	9,385
DCK	Deck	0	307	31	14.36	4,408
FGR	Garage	0	576	230	56.78	32,705
Ttl Gross Liv / Lease Area		1,947	5,056	2,583		367,296

