

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OPIE HUGH L III			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
OPIE ELAINE B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	228,500	228,500
45 NORTH ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	354,000	354,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1332 Total Acres 1.03 Chapter Lan GIS ID F_862488_2858505			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	34,500	34,500
						Total		617,000	617,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OPIE HUGH L III		6833 0261	06-01-1986	Q	I	145,900	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	207,600	2022	1010	170,300	
									1010	368,000		1010	303,300	
									1010	14,100		1010	14,100	
						Total		589,700	Total		487,700	Total		420,400

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

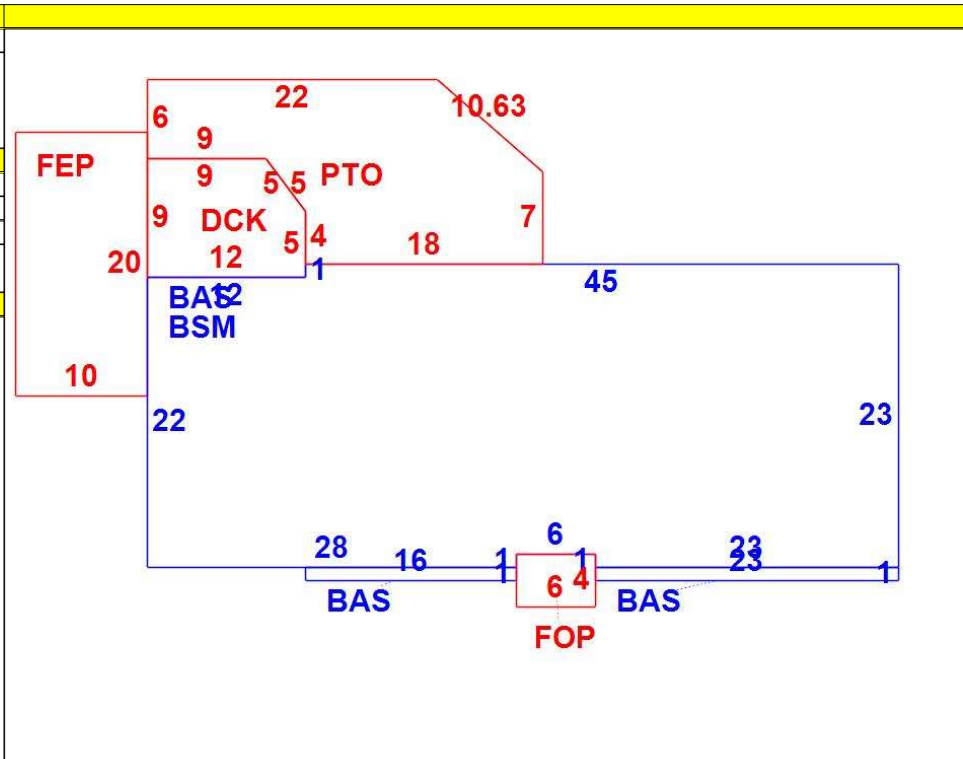
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
275	09-09-2008	MN	Maintenance	5,000		100		SOLAR DOM HOT WATER		10-11-2022	SJT	10		00	Measure & Listed
70	11-14-2005	MS	Miscellaneous	5,500		100		ROOF		04-12-2013	VGS			20	Field Review
20000248	06-14-2000	NC	New Construct	11,000	06-05-2001	100		INGROUND SWIM POOL		03-28-2013	AO	6	6	30	Quality Control
19990205	05-14-1999	NC	New Construct			100		10X20 SCREENED PORCH		06-05-2001	KP		1	00	Measure & Listed
11407	10-27-1989	AD	Addition	13,300	01-01-1991	100		1-STY ADD'N 12X22							

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	0.116	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,000
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			354,000

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1293	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			272,745
Interior Floor 2			Net Other Adj		49,125
Heat Fuel	02	Oil	Replace Cost		321,870
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		228,500
Sq Ft Fin Bsmt	1293		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1293		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	576	64.00	2000	A	70	C	1.00	25,800
GNR	GENERATOR	L	1	12400.00	2015	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	1,332	1,332	1,332	156.75	208,791
BSM	Basement	0	1,293	259	31.40	40,598
DCK	Deck	0	102	10	15.37	1,568
FEP	Finished Enclosed Porch	0	200	120	94.05	18,810
FOP	Open Porch	0	24	4	26.13	627
PTO	Patio	0	302	15	7.79	2,351
Ttl Gross Liv / Lease Area		1,332	3,253	1,740		272,745

