

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TAYLOR BARBARA C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
71 NORTH ST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	296,800	296,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	352,200	352,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1730 Total Acres .978 Chapter Lan GIS ID F_862099_2858242			Cyclical 3 Exemption W District Res Exem Assoc Pid#				
						Total	649,000	649,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TAYLOR BARBARA C		56437 28	02-14-2022	U	I	170,000	1A	Year	Code	Assessed	Year	Code	Assessed
TAYLOR FRANCIS W JR		6789 0249	05-21-1986	Q	I			2023	1010	235,400	2022	1010	176,900
									1010	366,200	2021	1010	301,800
								Total		601,600	Total		478,700
								Total			Total		419,200

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	296,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	352,200
Special Land Value	0
Total Appraised Parcel Value	649,000
Valuation Method	C
Total Appraised Parcel Value	649,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
										11-09-2021	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-21-2007	BSB		1	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.064 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	2,200
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	996	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			404,311
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		417,961
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		296,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	996		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	996	996	996	206.49	205,666
BSM	Basement	0	996	199	41.26	41,092
DCK	Deck	0	180	18	20.65	3,717
FNS	Finished 90% Story	734	816	734	185.74	151,565
FOP	Open Porch	0	75	11	30.29	2,271
Ttl Gross Liv / Lease Area		1,730	3,063	1,958		404,311

<p>FNS BAS BSM</p>	<p>DCK</p> <p style="text-align: right; color: red;">12</p>
	<p style="text-align: right; color: red;">15</p>
<p>24</p>	<p>BAS BSM</p> <p style="text-align: right; color: blue;">12</p>
	<p>FOP</p> <p style="text-align: right; color: red;">15</p>
	<p style="text-align: right; color: blue;">34</p>

