

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COMPTON MATTHEW G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
COMPTON JULIA L			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	372,700	372,700	
18 S RIVER TRL		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	351,200	351,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2188 Total Acres .948 Chapter Lan GIS ID F_863957_2857497			Cyclical 3 Exemption W District Res Exem Assoc Pid#		Total		723,900	723,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COMPTON MATTHEW G		41483	0089	06-07-2012	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed
MCDONOUGH PAUL J & PATRICIA M TT		39965	0261	05-25-2011	U	I	100	1A	2023	1010	282,900	2022	1010	265,900
										1010	365,100		1010	300,900
		Total						Total		648,000		Total		566,800
								Total				Total		550,700

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				Appraised Bldg. Value (Card)				372,700
0050												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				351,200
												Special Land Value				0
												Total Appraised Parcel Value				723,900
												Valuation Method				C
												Total Appraised Parcel Value				723,900

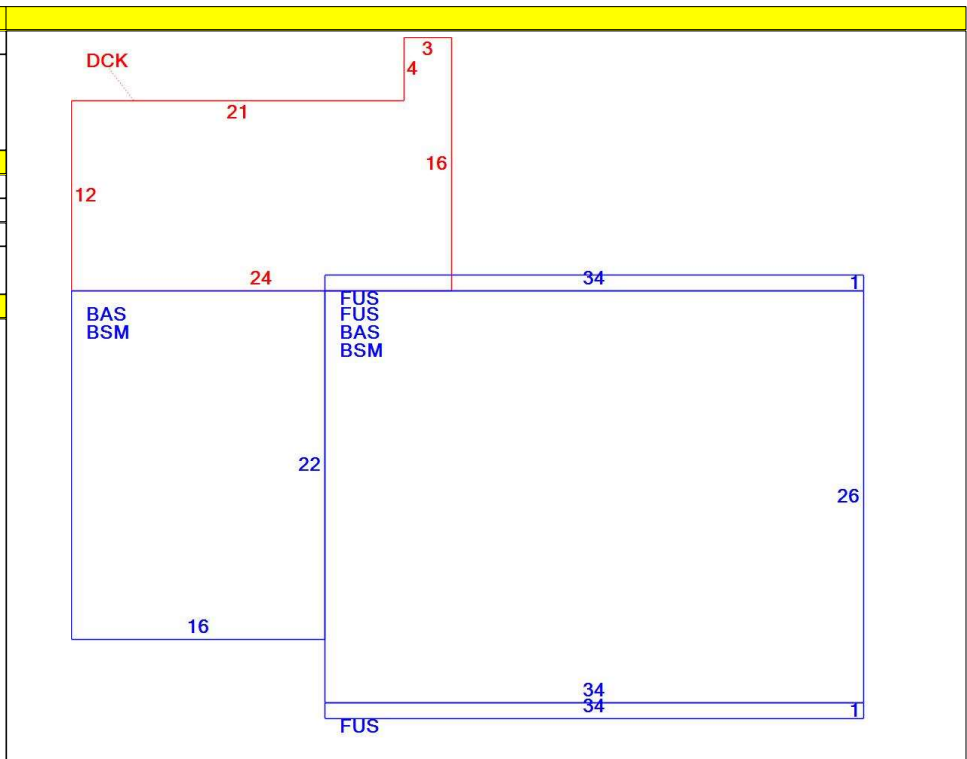
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
13129	03-31-1994	NC	New Construct	1,000		100		GARD SHED		04-12-2013	VGS			20	Field Review
9820	04-17-1986	AD	Addition			100		SCREENED PORCH,DECK		05-16-2007	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	8.75	350,000	
1	1010	Single Family	WP	Residual	0.033	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.84	1,200	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value					351,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1236				

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

COST / MARKET VALUATION	
Net Other Adj	502,690
Replace Cost	22,230
Year Built	524,920
Effective Year Built	1973
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	372,700
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,236	1,236	1,236	203.93	252,059	
BSM	Basement	0	1,236	247	40.75	50,371	
DCK	Deck	0	300	30	20.39	6,118	
FUS	Finished Upper Story	952	952	952	203.93	194,142	
Ttl Gross Liv / Lease Area		2,188	3,724	2,465		502,690	

