

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOYCE JOHN P TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
JOYCE PAULA A TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	367,000	367,000
40 HIGHLAND TRL		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	350,800	350,800
DUXBURY MA 02332		Alt Prcl ID	Cyclical 3			RESIDNTL	1010	2,100	2,100
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1792	District						
		Total Acres .938	Res Exem						
		Chapter Lan							
		GIS ID F_864225_2856260	Assoc Pid#						
							Total	719,900	719,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOYCE JOHN P TT		50302 0211	09-18-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
JOYCE JOHN P		20698 0342	10-15-2001	U	I	100	1F	2023	1010	278,400	2022	1010	245,500
									1010	364,700		1010	300,600
									1010	1,400		1010	1,400
							Total	644,500	Total	547,500	Total	543,500	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	367,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	350,800
Special Land Value	0
Total Appraised Parcel Value	719,900
Valuation Method	C
Total Appraised Parcel Value	719,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											

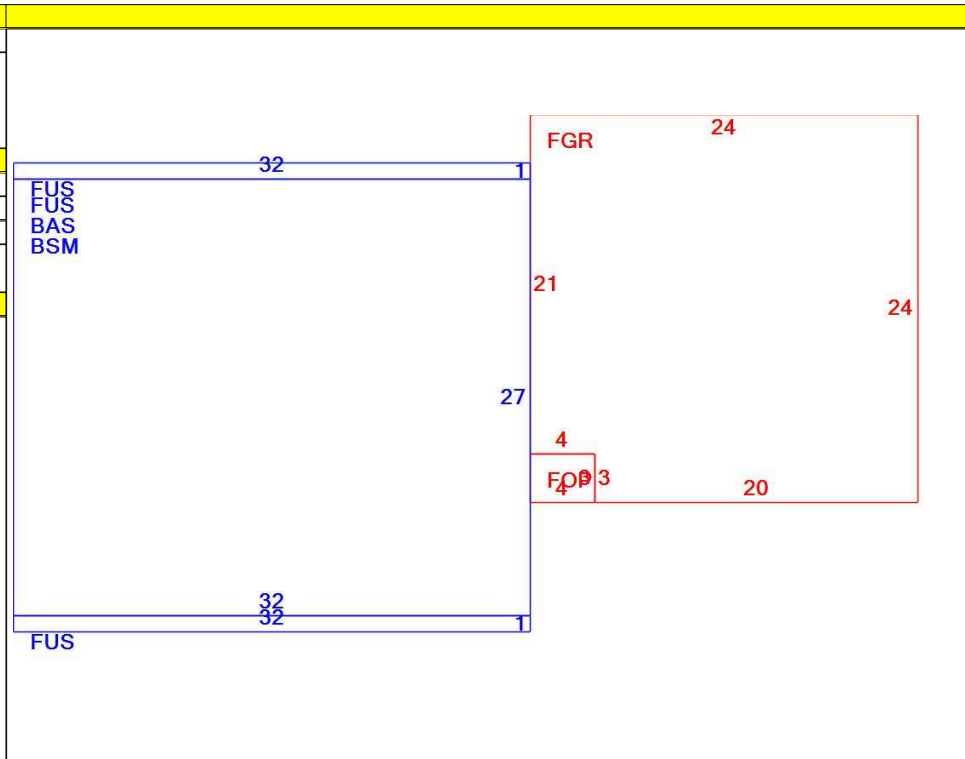
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-178	05-30-2017	MS	Miscellaneous	3,950		100		INSULATION, AIR SEALING AN WINDOWS & DOOR RPLE 9 WINDOWS	10-18-2021	SJT	10		00	Measure & Listed
141	08-19-2011	MN	Maintenance	11,898		100			04-12-2013	VGS			20	Field Review
190	12-09-2010	MN	Maintenance	15,695		100			05-22-2007	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	RC	Residual	0.022 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.85	800
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION	
Net Other Adj	462,957
Replace Cost	19,890
Year Built	482,848
Effective Year Built	1972
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	367,000
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
PTO	Patio	L	200	15.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	211.11	182,396
BSM	Basement	0	864	173	42.27	36,522
FGR	Garage	0	564	226	84.59	47,710
FOP	Open Porch	0	12	2	35.18	422
FUS	Finished Upper Story	928	928	928	211.11	195,907
Ttl Gross Liv / Lease Area		1,792	3,232	2,193		462,957

