

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DEVLIN MICHAEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DEVLIN P KATRIENA			0 Septic	0 Paved	0 Average	RESIDNTL	1010	701,800	701,800	
683 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	356,000	356,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4459 Total Acres 1.088 Chapter Lan GIS ID F_862529_2848151			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	55,200	55,200	
						Total		1,113,000	1,113,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEVLIN MICHAEL	CONWAY ROBERT	53365 301 17511 0322	09-02-2020 05-28-1999	Q U	I I	785,000 420,000	00 1F	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	531,600	2022	1010	485,600			
									1010	370,200		1010	305,100			
									1010	34,800		1010	34,800			
								Total		936,600	Total		825,500	Total		687,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total					0.00

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

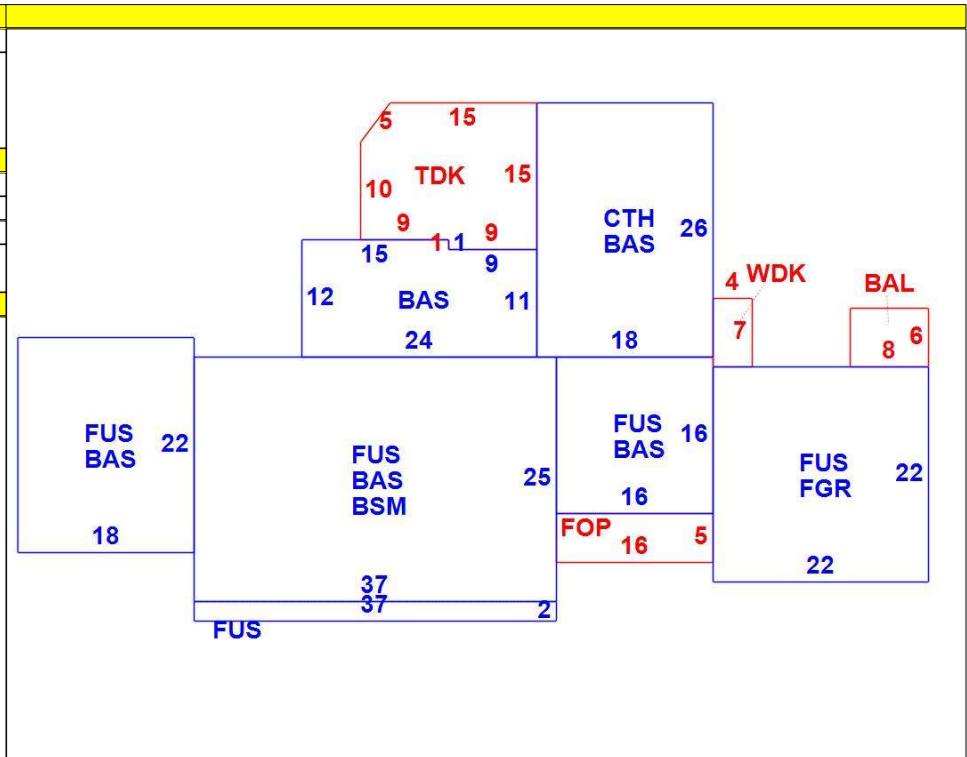
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										701,800			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										55,200			
Appraised Land Value (Bldg)										356,000			
Special Land Value										0			
Total Appraised Parcel Value										1,113,000			
Valuation Method										C			
Total Appraised Parcel Value										1,113,000			

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
QPO-22-94	05-24-2022	MN	Maintenance	15,540		100	05-24-2022	REPLACE 20 WINDOWS		04-09-2021	SJD	9	1	07	Measure - Info @ Door
BPO-22-179	05-02-2022	MN	Maintenance	90,018		100	05-02-2022	STRIP & REROOF/REPLACE S		04-07-2021	SJD	9		01	Measure - No Entry
464	10-06-2005	MS	Miscellaneous	42,415		100		GUN INGRD POOL 24X42		04-12-2013	VGS			20	Field Review
20000181	05-18-2000	AD	Addition	4,000	01-01-2002	100		ABV GRND SWIM POOL		03-27-2013	AO	6	6	30	Quality Control
12634	12-08-1992	AD	Addition	25,000	05-24-1996	100		2STY ADDITION W/PORC		09-11-2006	K+B		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	0.170 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	6,000
Total Card Land Units					1.09 AC	Parcel Total Land Area					1.09	Total Land Value					356,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	925	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	925				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		889,739	
Replace Cost		923,380	
Year Built		1971	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		701,800	
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	560	15.00	2005	A	70	C	1.00	5,900
SPL2	Ing Pool-Good	L	750	89.00	2005	A	70	C	1.00	46,700
SHD1	Shed	L	120	21.00	1992	A	70	C	1.00	1,800
LNT	Lean To	L	64	10.00	1995	A	70	C	1.00	400
LNT	Lean To	L	64	10.00	1995	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	48	5	18.80	902
BAS	First Floor	2,324	2,324	2,324	180.44	419,338
BSM	Basement	0	925	185	36.09	33,381
CTH	Cathedral Ceiling	0	468	47	18.12	8,481
GAR	Garage	0	484	194	72.32	35,005
FOP	Open Porch	0	80	12	27.07	2,165
FUS	Finished Upper Story	2,135	2,135	2,135	180.44	385,235
TDK	Trex Deck	0	255	26	18.40	4,691
WDK	Deck	0	28	3	19.33	541
Ttl Gross Liv / Lease Area		4,459	6,747	4,931		889,739

