

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MAGNUSSEN DAVID R & NANCY F T MAGNUSSEN FAMILY TRUST 470 TEMPLE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	502,900	502,900
		SUPPLEMENTAL DATA		0		Medium	RESIDNTL		1010	360,500	360,500
Alt Prcl ID		Cyclical		3		RESIDNTL		1010	3,800	3,800	905 DUXBURY, MA VISION
Scnd Home		Exemption		W		Total		867,200	867,200		
Tax Class		T		District		Res Exem					
Tot Fin Area		2530		Assoc Pid#							
Total Acres		1.718									
Chapter Lan											
GIS ID		F_867882_2851807									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAGNUSSEN DAVID R & NANCY F TT		44753 0324	09-19-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAGNUSSEN DAVID R		4543 0428	10-04-1978	Q	I	54,900	00	2023	1010	386,900	2022	1010	319,300	2021	1010	310,900
									1010	374,900		1010	309,000		1010	257,500
									1010	2,500		1010	2,500		1010	2,500
								Total		764,300	Total		630,800	Total		570,900

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 502,900				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 3,800					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 360,500					
0050								Special Land Value 0					
NOTES								Total Appraised Parcel Value 867,200					
								Valuation Method C					
								Total Appraised Parcel Value 867,200					

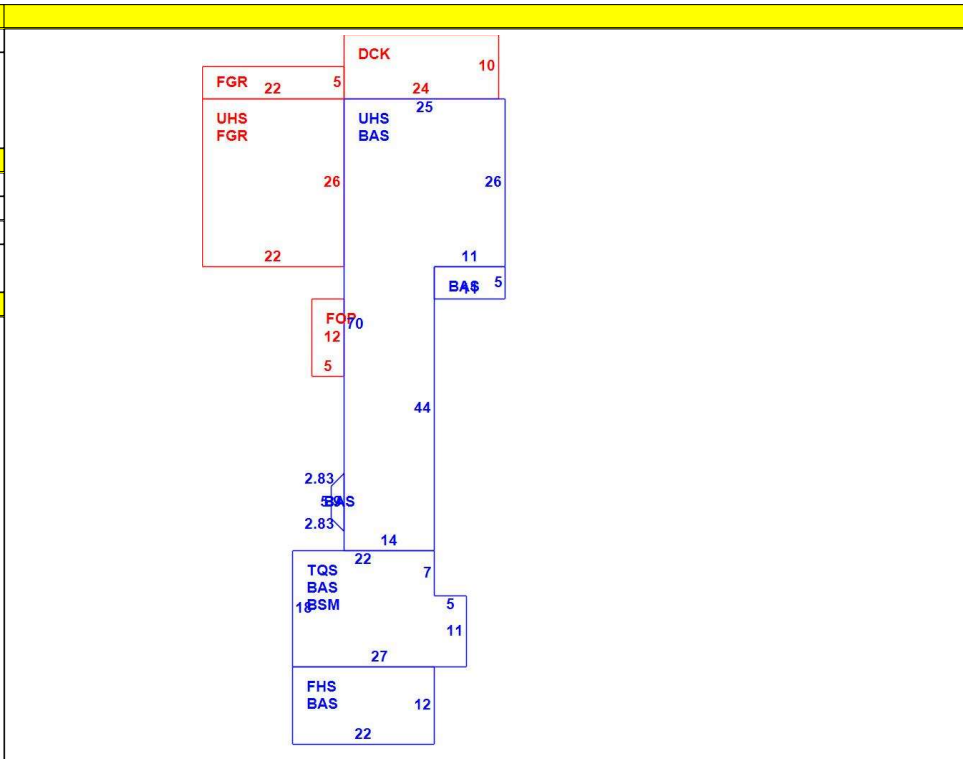
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
10915	07-13-1988	AD	Addition	73,800	03-05-1990	100		ENLAERG HSE EXT KIT.	06-02-2021	SJT	10		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									03-09-2011	D-K		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	MAP 89-267 DRAW 2-90B LAN	WT95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.800 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000		0.80	28,000
Total Card Land Units					1.72	AC	Parcel Total Land Area					1.72	Total Land Value			360,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	451	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	919.00	Full
Stories	1.5				
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	451				

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

COST / MARKET VALUATION	
Net Other Adj	27,985
Replace Cost	708,271
Year Built	1840
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	502,900
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	360	15.00	1985	A	70	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,050	2,050	2,050	201.51	413,088
BSM	Basement	0	451	90	40.21	18,136
DCK	Deck	0	240	24	20.15	4,836
FGR	Garage	0	682	273	80.66	55,011
FHS	Finished Half Story	132	264	132	100.75	26,599
FOP	Open Porch	0	60	9	30.23	1,814
TQS	Three Quarter Story	338	451	338	151.02	68,109
UHS	Unfinished Half Story	0	1,838	460	50.43	92,693
Ttl Gross Liv / Lease Area		2,520	6,036	3,376		680,286

