

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EDGAR JOHN A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
NUTTER ROBERTA COY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	382,600	382,600
754 WEST ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	367,900	367,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2070 Total Acres 1.428 Chapter Lan GIS ID F_866769_2849316			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,800	5,800
							Total	756,300	756,300

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HALEY JONATHAN & AMANDA		57947 205	05-25-2023	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
EDGAR JOHN A		17810 0312	08-27-1999	U	I	365,000	1A	2023	1010	289,600	2022	1010	264,500
									1010	382,200		1010	315,000
									1010	3,900		1010	3,900
							Total	675,700	Total	583,400	Total	504,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

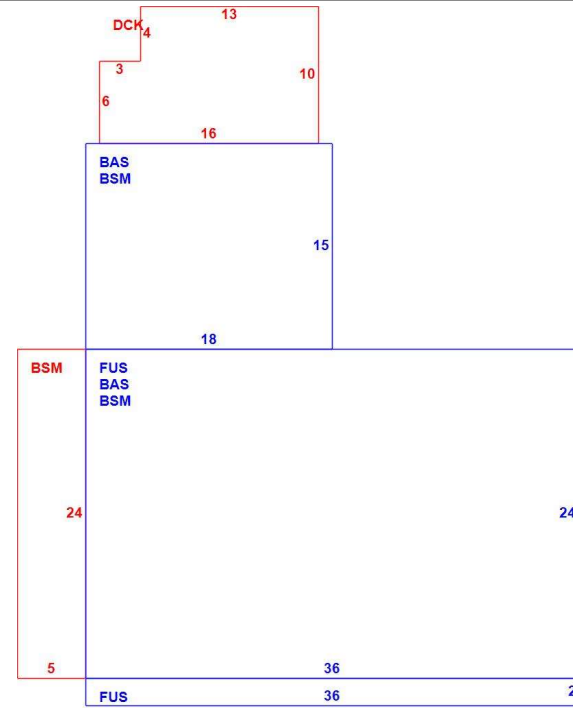
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-20-72	08-07-2020	MN	Maintenance	7,272		100	09-18-2020	1 Bay Window	04-12-2013	VGS			20	Field Review
2014-211	10-09-2014	MN	Maintenance	8,605		100		STRIP & REROOF 17 SQUARE	08-10-2010	KP			01	Measure - No Entry
2013-156	08-26-2013	MN	Maintenance	1,368		100		INSTALL 1 REPLACEMENT PAT						

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	PD	Residual	0.510 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	17,900
Total Card Land Units					1.43 AC	Parcel Total Land Area					1.43	Total Land Value			367,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1254	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	05	Average			
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	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
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	1254				

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

COST / MARKET VALUATION	
Net Other Adj	467,515
Replace Cost	16,770
Year Built	484,285
Effective Year Built	1975
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	382,600
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	550	15.00	1985	A	70	C	1.00	5,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,134	1,134	1,134	200.14	226,953
BSM	Basement	0	1,254	251	40.06	50,234
DCK	Deck	0	148	15	20.28	3,002
FUS	Finished Upper Story	936	936	936	200.14	187,326
Ttl Gross Liv / Lease Area		2,070	3,472	2,336		467,515

