

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HANSON RICHARD & DEBORAH			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
424 LINCOLN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	418,300	418,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	357,800	357,800	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2274 Total Acres 1.138 Chapter Lan GIS ID F_867556_2848643		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	23,500	10,100		
							Total	799,600	786,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HANSON RICHARD & DEBORAH		56603 80	03-25-2022	Q	I	865,700	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GRADY MICHAEL K		50772 0070	01-31-2019	U	I	568,000	1	2023	1010	442,900	2022	1010	386,100	2021	1010	367,200
MCDONOUGH SUSAN M		47685 0056	11-01-2016	Q	I	549,900	00		1010	372,000		1010	306,600		1010	255,500
THOMSON DENNIS M & GERALDINE P		28855 0013	08-12-2004	Q	I	515,000	00		1010	7,200		1010	7,200		1010	4,400
QUYNN FAMILY NOMINEE TRUST		15307 0209	07-09-1997	U	I	1	1	Total		822,100	Total		699,900	Total		627,100

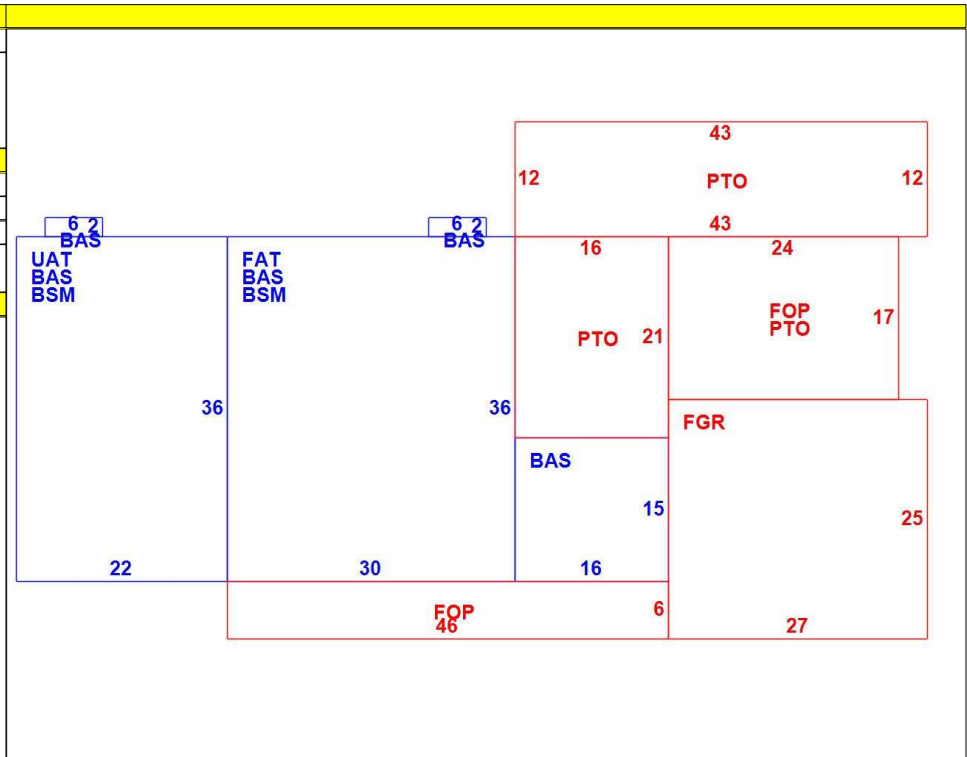
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00						Appraised Bldg. Value (Card)	418,300			
									Appraised Xf (B) Value (Bldg)	0			
									Appraised Ob (B) Value (Bldg)	23,500			
									Appraised Land Value (Bldg)	357,800			
									Special Land Value	0			
									Total Appraised Parcel Value	799,600			
									Valuation Method	C			
									Total Appraised Parcel Value	799,600			

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0050							

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-517	01-09-2023	AD	Addition	234,270		100	06-21-2023	PLAN#BA-055/ADD 17X24 CVR CONVERT BREEZEWAY TO FIN 8X12 UTILITY BLDG	05-23-2023	SJT	5		12	Property Est. - No Access	
BP-19-138	05-01-2019	RM		20,000	07-11-2019	100			07-11-2019	SJT	5		09	Total Refusal	
3	04-07-2009	MS	Miscellaneous	3,300		100			03-05-2019	SJD	9	1	06	Inspection Only	
									06-02-2017	SJD	9		01	Measure - No Entry	
									04-12-2013	VGS		20	Field Review		
									07-27-2009	KP		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	0.223 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,800
Total Card Land Units					1.14 AC	Parcel Total Land Area					1.14	Total Land Value			357,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1872	
Model	01	Residential	Bsmt Type	04	Full
Grade	05	Ave/Good	Unfin Area		
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		523,089
Interior Floor 2	14	Carpet	Replace Cost		27,300
Heat Fuel	02	Oil	Year Built		550,389
Heat Type	05	Hot Water	Effective Year Built		1967
AC Type	03	Central	Depreciation Code		1997
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	1		Cns Sect Rcnld		418,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1872		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
SHD1	Shed	L	96	21.00	2010	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700
HTB	Hot Tub	L	1	10500.00	2023	G	85	B	1.50	13,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,136	2,136	2,136	154.35	329,689
BSM	Basement	0	1,872	374	30.84	57,727
FAT	Finished Attic	324	1,080	324	46.30	50,009
FGR	Garage	0	675	270	61.74	41,674
FOP	Open Porch	0	684	103	23.24	15,898
PTO	Patio	0	1,260	63	7.72	9,724
UAT	Unfinished Attic	0	792	119	23.19	18,368
Ttl Gross Liv / Lease Area		2,460	8,499	3,389		523,089



05/23/2023