

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYNES MICHAEL P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
712 WEST ST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	373,000	373,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,700	352,700		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1249 Total Acres .995 Chapter Lan GIS ID F_867070_2848476			Cyclical 3 Exemption W District Res Exem Assoc Pid#			Total 725,700		725,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HYNES MICHAEL P		26409 0122	09-03-2003	U	I	250,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	279,200	2022	1010	233,400
									1010	366,900		1010	302,400
								Total		646,100	Total		535,800
								Total			Total		493,200

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) 373,000					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 0			
0050							Tracing				Appraised Land Value (Bldg) 352,700			
Batch											Special Land Value 0			
NOTES											Total Appraised Parcel Value 725,700			
											Valuation Method C			
											Total Appraised Parcel Value 725,700			

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
21	02-13-2012	NC	New Construct	126,000	08-14-2013	100		SF 1230'/2BALCONY86'	08-14-2013	BH			00	Measure & Listed
288	08-18-2006	MS	Miscellaneous	5,000	06-13-2007	100		8X12 DECK	04-12-2013	VGS			20	Field Review
84	07-17-2006	MN	Maintenance	16,000	06-13-2007	100		REPL 12 WIND & 2 DRS	06-27-2012	KP	5		05	Measure - Under Construct
									06-13-2007	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	0.077	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	2,700
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value		352,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1249	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area		Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			466,609
Interior Floor 2	14	Carpet	Net Other Adj		24,150
Heat Fuel	03	Gas	Replace Cost		490,759
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		03
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		373,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1249		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,249	1,249	1,249	189.37	236,524
BSM	Basement	0	1,249	250	37.90	47,343
FOP	Open Porch	0	95	14	27.91	2,651
TQS	Three Quarter Story	937	1,249	937	142.07	177,440
WDK	Deck	0	136	14	19.49	2,651
Ttl Gross Liv / Lease Area		2,186	3,978	2,464		466,609

