

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RAYMOND NICHOLAS			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
RAYMOND BROOKE			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	433,500	433,500	
155 PLANTATION DR		SUPPLEMENTAL DATA			RES LAND	1010	469,900	469,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2196 Total Acres .928 Chapter Lan GIS ID F_864798_2848244			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDENTL	1010	70,300	70,300	
						Total		973,700	973,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RAYMOND NICHOLAS		43889 0242	12-05-2013	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed	
RYAN DUFFEY MARIANNE TT		42186 0021	11-02-2012	U	I	1	1A	2023	1010	327,800	2022	1010	299,200	
RYAN JOHN B		3740 0324	12-29-1971	U	I	8,000	1		1010	504,300	2021	1010	320,400	
						Total		832,100	Total		619,600	Total		593,900

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

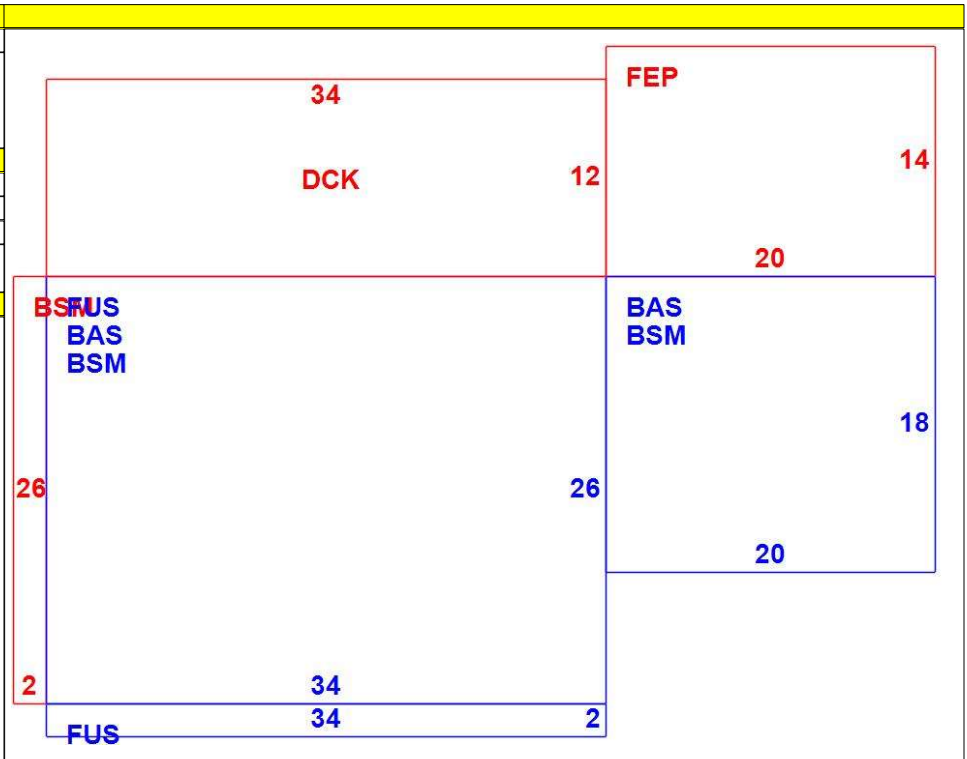
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										433,500			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										70,300			
Appraised Land Value (Bldg)										469,900			
Special Land Value										0			
Total Appraised Parcel Value										973,700			
Valuation Method										C			
Total Appraised Parcel Value										973,700			

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
BPO-22-357	09-28-2022	BP	Bldg Permit	51,300	05-08-2023	100		Install a 17x38 inground pool		05-29-2019	SJT	5		01	Measure - No Entry
2018-186	05-17-2018	BP	Bldg Permit	18,600	05-29-2019	100		CONSTRUCT NEW DECK APP		09-12-2018	SJD	6		20	Field Review
2015-68	05-01-2015	MN	Maintenance	10,000		100		REPLACE 9 WINDOWS		04-02-2014	SJD	9		01	Measure - No Entry
2013-218	12-02-2013	MN	Maintenance	8,900		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
										07-02-2007	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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.007 AC	35,000.00	1.40845	5	1.00	0060	1.341			1.0000	1.62	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				469,900

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1296				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	0.00	Full			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2	11	Clapboard									
Roof Structure	03	Gable				Adjust Type	Code	Description		Factor%	
Roof Cover	03	Asphalt				Condo Flr					
Interior Wall 1	05	Drywall				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				Net Other Adj		552,844			
Interior Floor 2						Replace Cost		17,545			
Heat Fuel	02	Oil				Year Built		570,389			
Heat Type	05	Hot Water				Effective Year Built		1972			
AC Type	01	None				Depreciation Code		1997			
Bedrooms	4					Remodel Rating		G			
Full Baths	1					Year Remodeled					
Half Baths	1					Depreciation %		24			
Extra Fixtures	0					Functional Obsol					
Total Rooms	8					External Obsol					
Bath Style	02	Average				Trend Factor		1.000			
Kitchen Style	02	Average				Condition					
Extra Kitchens	0					Condition %					
Fireplaces	1					Percent Good		76			
Extra Openings	0					Cns Sect Rcnld		433,500			
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	2					Cost to Cure Ovr					
Bsmt Area	1296					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
SPL1	Ing Pool - Ave	L	646	64.00	2022	G	85	A	2.00	70,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,244	1,244	1,244	207.52	258,160
BSM	Basement	0	1,296	259	41.47	53,749
DCK	Deck	0	408	41	20.85	8,508
FEP	Finished Enclosed Porch	0	280	168	124.51	34,864
FUS	Finished Upper Story	952	952	952	207.52	197,563
Ttl Gross Liv / Lease Area		2,196	4,180	2,664		552,844

