

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SCANLON RICHARD W			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
SCANLON KATHY L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	390,900	390,900		
75 S RIVER LN W				0 Medium		RES LAND	1010	469,900	469,900		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1624 Total Acres .928 Chapter Lan			Cyclical 4 Exemption W District Res Exem		RESIDNTL	1010	2,900	2,900	VISION
		GIS ID F_864490_2848013			Assoc Pid#		Total		863,700	863,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCANLON RICHARD W		11872 0034	05-19-1993	Q	I	195,000	00	Year	Code	Assessed	Year	Code	Assessed			
RUSSO JONATHAN M		6150 0337	06-14-1985	Q	I	179,000	00	2023	1010	293,800	2022	1010	246,500			
STEPHEN R MICHERONE		4309 310	08-15-1977	Q	I	49,000	00		1010	504,300		1010	320,400			
									1010	1,900		1010	1,900			
		Total						Total		800,000	Total		568,800	Total		559,200

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 VALUE SUMMARY			
									Appraised Bldg. Value (Card)		390,900	
									Appraised Xf (B) Value (Bldg)		0	
									Appraised Ob (B) Value (Bldg)		2,900	
									Appraised Land Value (Bldg)		469,900	
									Special Land Value		0	
									Total Appraised Parcel Value		863,700	
									Valuation Method		C	
									Total Appraised Parcel Value		863,700	

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
2015-24	11-12-2015	MN	Maintenance	3,800		100		CONSTRUCT A 16 X 10 UTILITY	09-12-2018	SJD	6		20	Field Review
362	10-13-2006	RM	Remodel	5,000		100		2ND FLR BATHROOM	04-12-2013	VGS			20	Field Review
409	09-02-2005	MS	Miscellaneous	4,000		100		16X20 DECK EXT 5X8	08-09-2007	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			11.74	469,400
1	1010	Single Family	RC	Residual	0.011 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.05	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			469,900

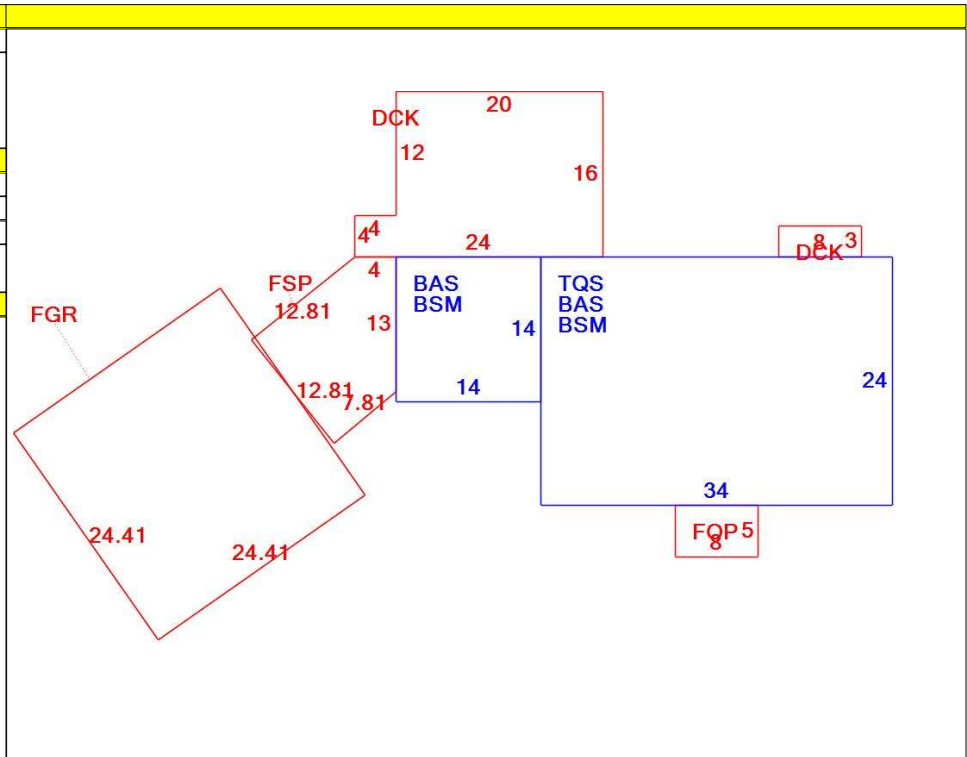
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof 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	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	384				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1012				

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

COST / MARKET VALUATION	
Net Other Adj	464,387
Replace Cost	30,420
Year Built	1977
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	390,900
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
SHD1	Shed	L	160	21.00	2015	G	85	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,012	1,012	1,012	217.31	219,916
BSM	Basement	0	1,012	202	43.38	43,896
DCK	Deck	0	360	36	21.73	7,823
FGR	Garage	0	596	238	86.78	51,719
FOP	Open Porch	0	40	6	32.60	1,304
FSP	Screened Porch	0	157	31	42.91	6,737
TQS	Three Quarter Story	612	816	612	162.98	132,992
Ttl Gross Liv / Lease Area		1,624	3,993	2,137		464,387



75 S RIVER LN W

