

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON MICHAEL R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
JOHNSON JORIE K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	607,800	607,800
5 HIDDEN ACRES DR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	487,100	487,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3138 Total Acres .92 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	57,600	57,600
GIS ID F_869120_2850096		Assoc Pid#					Total	1,152,500	1,152,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON MICHAEL R		43077 0216	05-17-2013	U	I	675,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FORD W JAMES		21660 0274	03-05-2002	U	I	100	1F	2023	1010	460,500	2022	1010	420,700	2021	1010	363,100
FORD W JAMES		14534 0296	07-25-1996	U	I	235,000	1L		1010	475,900		1010	401,600		1010	363,200
									1010	35,800		1010	35,800		1010	35,800
								Total		972,200	Total		858,100	Total		762,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	607,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	57,600
Appraised Land Value (Bldg)	487,100
Special Land Value	0
Total Appraised Parcel Value	1,152,500
Valuation Method	C
Total Appraised Parcel Value	1,152,500

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-23-163	05-03-2023	RM	Remodel	107,500		100	05-03-2023	RENOVATE KITCHEN & 1ST FL	04-24-2014	SJD	9		01	Measure - No Entry
QPO-21-28	11-12-2021	MN	Maintenance	30,760		100	11-12-2021	NEW ROOF	04-12-2013	VGS			20	Field Review
2016-24	12-12-2016	BP	Bldg Permit	4,000		100		12' X 16' SHED	03-27-2013	AO	6	6	30	Quality Control
456	09-24-2004	RM	Remodel	25,000		100		SHED DR,BEDROOMS	09-20-2005	KP			00	Measure & Listed
145	04-15-2004	MN	Maintenance	2,500		100		REROOF						

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	40,075 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.15	487,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			487,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1406	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Fir		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		705,220
Heat Fuel	02	Oil	Replace Cost		27,115
Heat Type	05	Hot Water	Year Built		732,335
AC Type	03	Central	Effective Year Built		1979
Bedrooms	4		Depreciation Code		2004
Full Baths	2		Remodel Rating		VG
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		17
Total Rooms	8		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	0		Percent Good		83
Gas Fireplaces	0		Cns Sect Rcnd		607,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1406		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
SPL2	Ing Pool-Good	L	860	89.00	1987	A	70	C	1.00	53,600
SHD1	Shed	L	192	21.00	2016	E	100	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,276	1,276	1,276	203.06	259,102
BSM	Basement	0	1,406	281	40.58	57,059
FOP	Open Porch	0	40	6	30.46	1,218
FUS	Finished Upper Story	1,064	1,064	1,064	203.06	216,054
PRG	Pergola	0	90	9	20.31	1,828
TDK	Trex Deck	0	386	39	20.52	7,919
TQS	Three Quarter Story	798	1,064	798	152.29	162,040
Ttl Gross Liv / Lease Area		3,138	5,326	3,473		705,220

