

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ODONNELL JOHN C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
ODONNELL GRETCHEN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	529,800	529,800	
10 ALEXANDER WAY		SUPPLEMENTAL DATA			RES LAND	1010	350,100	350,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2398 Total Acres .928 Chapter Lan GIS ID F_867754_2848293			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDENTL	1010	55,200	55,200	
							Total	935,100	935,100	

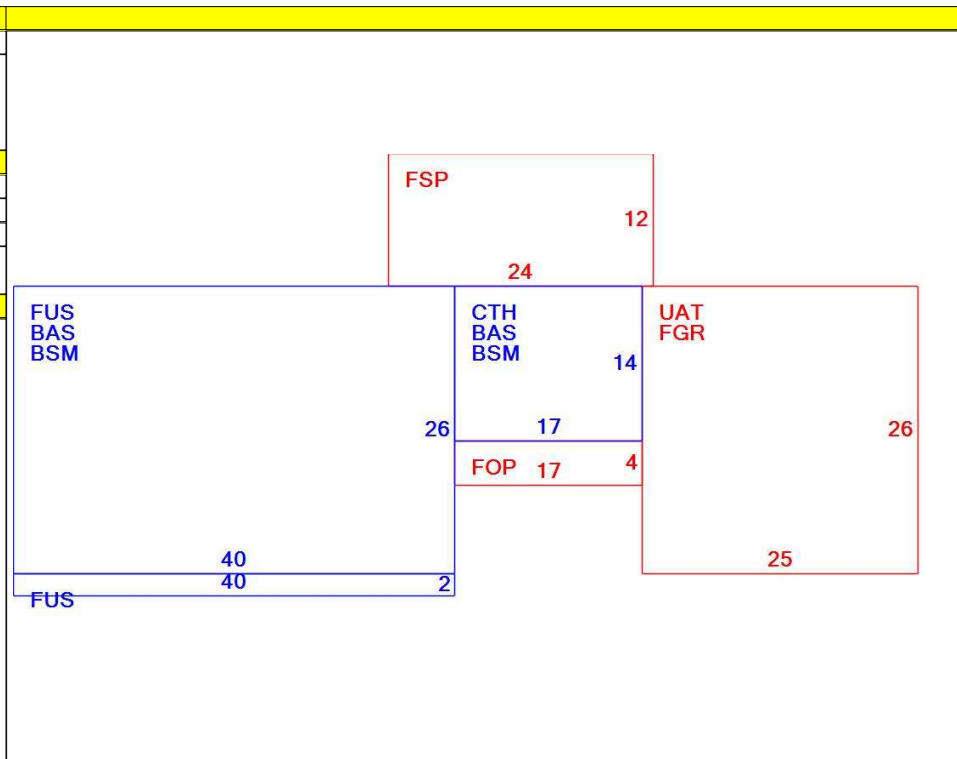
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ODONNELL JOHN C		LCC	117070	02-15-2012	U	I	543,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRIEDMAN BARRY M & KATHY J		105831	0	08-02-2004	Q	I	710,000	00	2023	1010	405,900	2022	1010	372,500	2021	1010	330,400
										1010	364,400		1010	300,300		1010	252,000
										1010	34,200		1010	34,200		1010	39,800
									Total	804,500	Total	707,000	Total	622,200			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					529,800				
0050										Appraised Xf (B) Value (Bldg)					0				
										Appraised Ob (B) Value (Bldg)					55,200				
										Appraised Land Value (Bldg)					350,100				
										Special Land Value					0				
										Total Appraised Parcel Value					935,100				
										Valuation Method					C				
										Total Appraised Parcel Value					935,100				

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-20-1	05-19-2020	RM	Remodel	64,200		100	06-01-2020	MOVE DOOR OPENING/REFRA		09-02-2020	SJT	5		20	Field Review
2016-14	06-08-2016	MS	Miscellaneous	3,800		100		CONSTRUCT A 10' X 16' UTILIT		09-10-2018	SJD			20	Field Review
2014-122	07-07-2014	MN	Maintenance	9,900		100		STRIP & REROOF 30 SQUARE		07-23-2013	BH			01	Measure - No Entry
2013-15	01-18-2013	RM	Remodel	28,000	07-23-2013	100		FINISH 720' OF BASEMENT SP		04-12-2013	VGS			20	Field Review
14973	06-05-1998	AD	Addition	7,500		100		5X12 TO DK/MKSCRPRCH		03-26-2013	AO	6	6	30	Quality Control
11193	04-28-1989	NC	New Construct	22,000	03-05-1990	100		POOL.HOT TUB,GAZEBP		07-30-2012	SJD	9	1	00	Measure & Listed
										08-24-2004	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	40,009 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1278	
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			B
Exterior Wall 2	11	Clapboard			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			647,350
Interior Floor 2			Net Other Adj		49,735
Heat Fuel	02	Oil	Replace Cost		697,085
Heat Type	05	Hot Water	Year Built		1985
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		529,800
Sq Ft Fin Bsmt	720		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1278		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	840	89.00	1989	A	70	C	1.00	52,300
SHD1	Shed	L	160	21.00	2016	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	1,278	1,278	1,278	208.55	266,531
BSM	Basement	0	1,278	256	41.78	53,390
CTH	Cathedral Ceiling	0	238	24	21.03	5,005
FGR	Garage	0	650	260	83.42	54,224
FOP	Open Porch	0	68	10	30.67	2,086
FSP	Screened Porch	0	288	58	42.00	12,096
FUS	Finished Upper Story	1,120	1,120	1,120	208.55	233,580
UAT	Unfinished Attic	0	650	98	31.44	20,438
Ttl Gross Liv / Lease Area		2,398	5,570	3,104		647,350

