

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RYAN ROBERT E JR TT ROBERT E RYAN JR TRUST OF 2014 40 ALEXANDER WAY  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 531,000 350,700	Assessed 531,000 350,700	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average					
	SUPPLEMENTAL DATA							Total		881,700	881,700	
	Alt Prcl ID			Cyclical	3							
Scnd Home			Exemption									
Tax Class	T		W									
Tot Fin Area	2528		District									
Total Acres	.938		Res Exem									
Chapter Lan												
GIS ID	F_868360_2848225		Assoc Pid#									

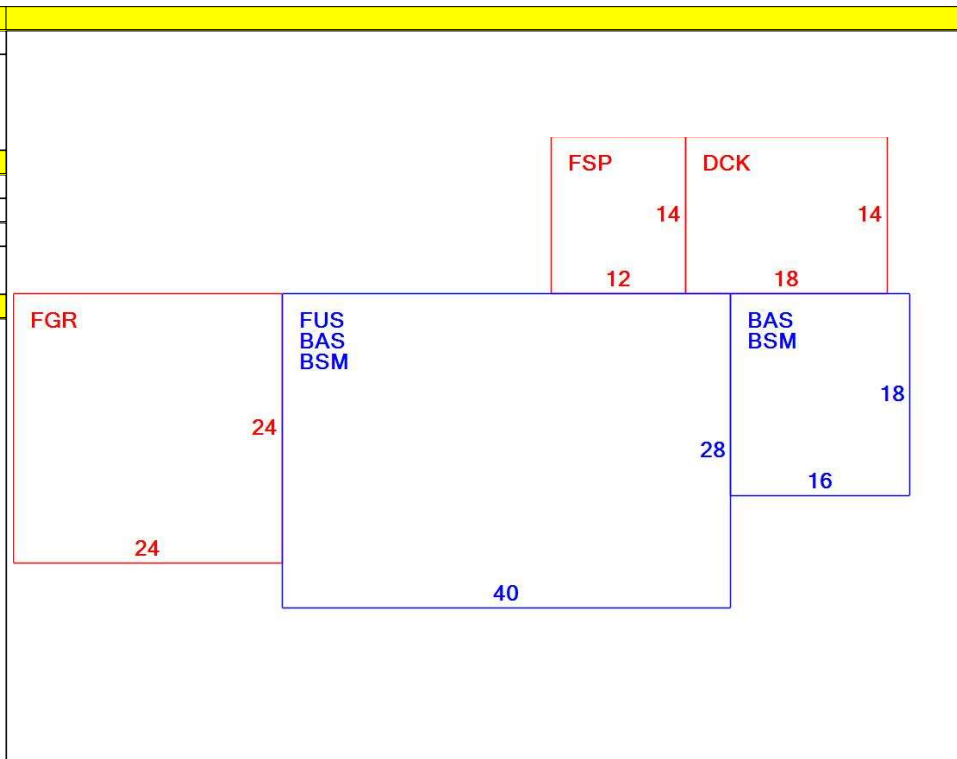
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RYAN ROBERT E JR TT RYAN ROBERT E	LCC	121028	09-23-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	LCC	72051	09-20-1985	Q	I	259,000	00	2023	1010	402,000	2022	1010	367,100	2021	1010	323,400	
								1010	364,700			300,600			252,000		
Total								766,700		Total		667,700		Total		575,400	

EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED 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) 531,000							
Total			0.00	Appraised Xf (B) Value (Bldg) 0												
ASSESSING NEIGHBORHOOD												Appraised Ob (B) Value (Bldg) 0				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Land Value (Bldg) 350,700											
0050					Special Land Value 0											
NOTES												Total Appraised Parcel Value 881,700				
												Valuation Method C				
												Total Appraised Parcel Value 881,700				

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
										09-10-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										07-03-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	700	
Total Card Land Units					0.94	AC	Parcel Total Land Area			0.94	Total Land Value			350,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Roof Structure	04	Hip	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	Net Other Adj		625,098
Interior Floor 2			Replace Cost		22,475
Heat Fuel	02	Oil	Year Built		647,573
Heat Type	05	Hot Water	Effective Year Built		1985
AC Type	01	None	Depreciation Code		2003
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		531,000
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	0		Cost to Cure Ovr		
Bsmt Area	1408		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	1,408	1,408	1,408	201.71	284,007	
BSM	Basement	0	1,408	282	40.40	56,882	
DCK	Deck	0	252	25	20.01	5,043	
FGR	Garage	0	576	230	80.54	46,393	
FSP	Screened Porch	0	168	34	40.82	6,858	
FUS	Finished Upper Story	1,120	1,120	1,120	201.71	225,915	
Ttl Gross Liv / Lease Area		2,528	4,932	3,099		625,098	

