

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GRIFFIN BART C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GRIFFIN SUSAN B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	551,000	551,000	
35 WALKER RD				0 Medium		RES LAND	1010	352,900	352,900	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		3	RESIDNTL	1010	3,400	3,400	VISION
		Scnd Home Tax Class T	District Res Exem							
		Tot Fin Area 2720	Assoc Pid#							
		Total Acres 1.368								
		Chapter Lan								
		GIS ID F_869139_2847582								
							Total	907,300	907,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRIFFIN BART C	LCC	116296	07-21-2011	Q	I	585,000	00	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN ANNE	LCC	87503	01-05-1995	U	I	1	1F	2023	1010	420,300	2022	1010	384,900
									1010	367,000	2021	1010	302,600
									1010	2,200		1010	2,200
								Total		789,500	Total		689,700
								Total			Total		598,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES			

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
416	11-20-2006	AD	Addition	26,000	06-11-2007	100		13X21 3 SEASRM& DECK	09-10-2018	SJD			20	Field Review
5	01-06-2005	MN	Maintenance	1,300		100		RPL WINDOW 41X41	04-12-2013	VGS			20	Field Review
									06-11-2007	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	0.060	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,100	
1	1010	Single Family	PD	Undevelop	0.390	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	800	
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value			352,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1396	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			633,541
Interior Floor 2			Net Other Adj		38,425
Heat Fuel	02	Oil	Replace Cost		671,965
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnld		551,000
Sq Ft Fin Bsmt	312		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1396		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS		BAS BSM	
14		14	
22		18	
FUS BAS BSM		BSM	
26		26	
40		4	
FUS		2	

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
PTO	Patio	L	264	15.00	2006	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,600	1,600	1,600	211.25	338,001
BSM	Basement	0	1,396	279	42.22	58,939
FUS	Finished Upper Story	1,120	1,120	1,120	211.25	236,601
Ttl Gross Liv / Lease Area		2,720	4,116	2,999		633,541



35 WALKER RD

