

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BIGGINS KEVIN M BIGGINS BARBARA A 25 ALEXANDER WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	523,000	523,000	
	SUPPLEMENTAL DATA				0	Medium			RES LAND	1010	350,400	
Alt Prcl ID		Cyclical		3				RESIDNTL	1010	31,500	31,500	
Scnd Home		Exemption										
Tax Class T		W		District								
Tot Fin Area 2440		Res Exem										
Total Acres .928		Chapter Lan										
GIS ID F_867913_2848020		Assoc Pid#										
								Total		904,900	904,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIGGINS KEVIN M	LCC	125337	06-23-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
BIGGINS KEVIN M	LCC	115832	03-24-2011	U	I	100	1F	2023	1010	398,300	2022	1010	364,600
BIGGINS KEVIN M	LCC	102123	09-30-2002	Q	I	639,000	00		1010	364,400		1010	300,300
JACOBSON KARLA	LCC	81543	06-10-1991	Q	I	275,000	00		1010	19,600		1010	19,600
								Total		782,300	Total		684,500
											Total		596,800

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

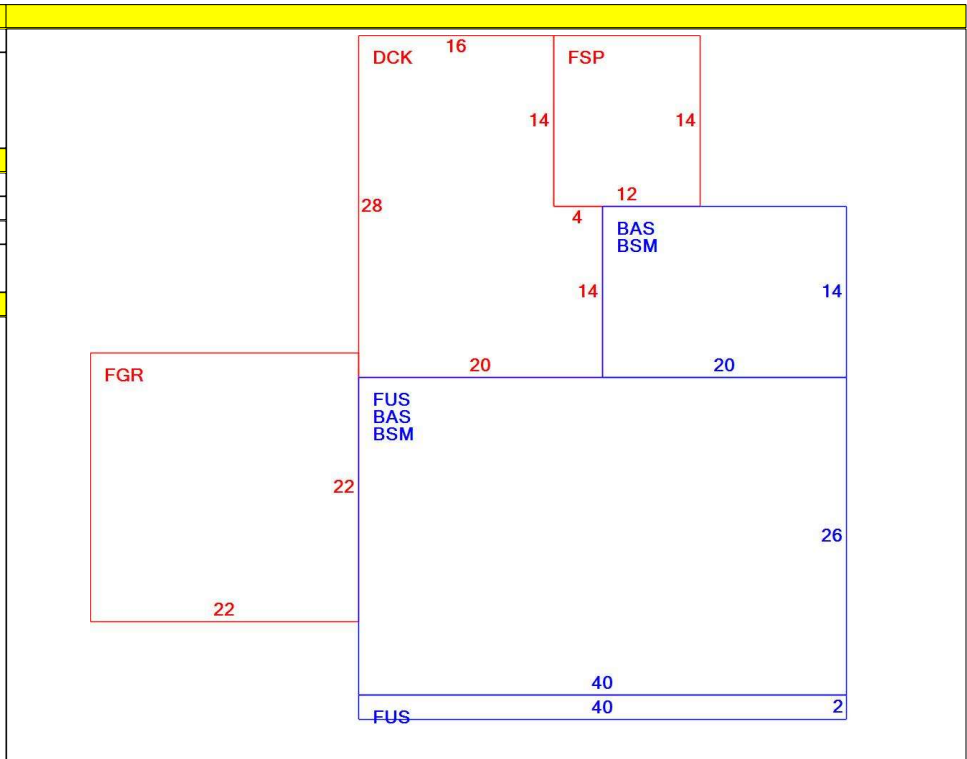
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										523,000	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										31,500	
Appraised Land Value (Bldg)										350,400	
Special Land Value										0	
Total Appraised Parcel Value										904,900	
Valuation Method										C	
Total Appraised Parcel Value										904,900	

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
QPO-21-38	03-16-2021	MN	Maintenance	1,492		100		Insulation & Weatherization.		05-30-2019	SJT	5		20	Field Review
2018-169	05-08-2018	RM	Remodel	16,000		100	05-29-2019	REFURBISH EXISTING KITCHEN		09-10-2018	SJD			20	Field Review
14689	10-01-1997	AD	Addition	7,000		100		14X16ADD,DECK,PORCH		04-12-2013	VGS			20	Field Review
14302	11-12-1996	NC	New Construct	2,400	08-13-1997	100		8X12 SHED ON FTINGS		08-08-2007	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	0.009	AC 35,000.00	1.08695	5	1.00	0050	1.000		1.0000	1.00	400
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value		350,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1320				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	0.00	Full			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2	11	Clapboard				Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood				Net Other Adj		604,007			
Interior Floor 2						Replace Cost		33,785			
Heat Fuel	02	Oil				Year Built		1985			
Heat Type	05	Hot Water				Effective Year Built		2003			
AC Type	01	None				Depreciation Code		G			
Bedrooms	4					Remodel Rating					
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		523,000			
Gas Fireplaces	0					Dep % Ovr					
Sq Ft Fin Bsmt	312					Dep Ovr Comment					
FBM Quality	04	Above Average				Misc Imp Ovr					
Foundation	06	Poured Conc				Misc Imp Ovr Comment					
Bsmt Garage	0					Cost to Cure Ovr					
Bsmt Area	1320					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	450	89.00	1985	A	70	C	1.00	28,000
PTO	Patio	L	200	15.00	1985	A	70	C	1.00	2,100
SHD1	Shed	L	96	21.00	1996	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,320	1,320	1,320	202.55	267,367
BSM	Basement	0	1,320	264	40.51	53,473
DCK	Deck	0	504	50	20.09	10,128
FGR	Garage	0	484	194	81.19	39,295
FSP	Screened Porch	0	168	34	40.99	6,887
FUS	Finished Upper Story	1,120	1,120	1,120	202.55	226,857
Ttl Gross Liv / Lease Area		2,440	4,916	2,982		604,007

