

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DONLIN MARISA			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
30 BOXWOOD LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	544,100	544,100	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	365,400	365,400	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2549 Total Acres 1.668 Chapter Lan GIS ID F_868870_2847315		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,500	1,500		
							Total	911,000	911,000	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONLIN MARISA	54793	150	04-15-2021	Q	I	830,000	00	Year	Code	Assessed	Year	Code	Assessed
COSGROVE PAUL	43142	0044	05-31-2013	Q	I	535,000	00	2023	1010	411,600	2022	1010	375,800
LEONARD EDWARD P & NANCY M	12081	0155	07-30-1993	Q	I	250,000	00		1010	380,000		1010	313,300
PARTRIDGE RONALD K & BARBARA C T	10590	0201	07-30-1993	Q	I	250,000	00		1010	1,000		1010	1,000
							Total	792,600	Total	690,100	Total	578,100	

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	Batch
0050				

  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									544,100
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									1,500
Appraised Land Value (Bldg)									365,400
Special Land Value									0
Total Appraised Parcel Value									911,000
Valuation Method									C
Total Appraised Parcel Value									911,000

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-21-362	08-10-2021	BP	Bldg Permit	43,518		100	08-30-2021	R		05-17-2021	SJD	9	1	07	Measure - Info @ Door
12065	10-17-1991	NC	New Construct	1,500	01-01-1992	100		GARDEN SHED,10'X10'		09-10-2018	SJD			20	Field Review
										04-24-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-29-2007	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	350,000
1	1010	Single Family	PD	Residual	0.420	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	14,700
1	1010	Single Family	PD	Undevelop	0.330	AC	2,000.00	1.00000	0	1.00	0050	1.000	ELEC ESMNT	1.0000	700
Total Card Land Units					1.67	AC	Parcel Total Land Area					1.67	Total Land Value		365,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1340	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		666,226
Heat Fuel	03	Gas	Replace Cost		22,475
Heat Type	05	Hot Water	Year Built		688,700
AC Type	03	Central	Effective Year Built		1980
Bedrooms	4		Depreciation Code		2000
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
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		79
Gas Fireplaces	0		Cns Sect Rcnld		544,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1340		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
SHD1	Shed	L	100	21.00	1991	A	70	C	1.00	1,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	206.58	276,819
BSM	Basement	0	1,340	268	41.32	55,364
FAT	Finished Attic	145	484	145	61.89	29,954
FEP	Finished Enclosed Porch	0	315	189	123.95	39,044
FGR	Garage	0	484	194	82.80	40,077
FOP	Open Porch	0	112	17	31.36	3,512
FUS	Finished Upper Story	1,064	1,064	1,064	206.58	219,803
PTO	Patio	0	160	8	10.33	1,653
Ttl Gross Liv / Lease Area		2,549	5,299	3,225		666,226

