

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BLUNDELL NICOLE E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	245,700	245,700	
295 LINCOLN ST		SUPPLEMENTAL DATA			RES LAND	1010	354,600	354,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1668 Total Acres 1.048 Chapter Lan GIS ID F_867447_2846732			0 Heavy Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	41,900	16,400	
						Total		642,200	616,700	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BLUNDELL NICOLE E		46976 0220	05-26-2016	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed
MARA GREGORY V & TALIA J		44742 0233	09-16-2014	Q	I	375,000	00	2023	1010	184,900	2022	1010	155,300
DUCKMAN BRIAN D & GIONFRIDDO A		28876 0300	08-16-2004	Q	I	425,000	00		1010	368,700		1010	303,900
FITZGERALD JULIE A		18329 0002	03-06-2000	Q	I	228,000	00		1010	10,400		1010	10,400
FITZGERALD JULIE A		13844 0005	09-21-1995	Q	I	165,000	00	Total		564,000	Total		469,600
								Total			Total		418,700

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			245,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			41,900
Appraised Land Value (Bldg)			354,600
Special Land Value			0
Total Appraised Parcel Value			642,200
Valuation Method			C
Total Appraised Parcel Value			642,200

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
QP-19-111	05-20-2019	MN		2,000		100		4 WINDOWS	03-11-2019	SJT	5	9	30	Quality Control
2018-333	08-30-2018	SP	Solar Panels	31,250		100		SOLAR ELECTRIC PHOTOVOL	07-16-2015	SJD	9	6	06	Inspection Only
2016-221	07-13-2016	NC	New Construct	12,865	08-21-2018	100		10 X 28' HORSE BARN WITH 10	07-09-2015	SJD	9		01	Measure - No Entry
54	05-13-2011	MN	Maintenance	1,360		100		REPL DOOR	04-12-2013	VGS			20	Field Review
12	10-12-2006	MS	Miscellaneous	3,300	08-30-2007	100		120SF UTIL BLDG	08-30-2007	BSB		1	00	Measure & Listed
13825	09-20-1995	MN	Maintenance			100		INSTAL STOVE LOW LVL						
12850	06-28-1993	RM	Remodel	2,300		100		REPLCDK=NW/DK/PLFM+ST						

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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,600
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	360				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

CONDO DATA			
Parcel Id		C	OWne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	314,547
Net Other Adj	22,000
Replace Cost	336,548
Year Built	1975
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	245,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	120	21.00	2006	A	70	C	1.00	1,800
BRN7	Barn - Pole Ba	L	280	17.00	2016	E	100	C	1.00	4,800
FOP	Open Porch	L	280	35.00	2016	E	100	C	1.00	9,800
SLR	Solar Panels	L	17	1050.00	2018	E	100	C	1.00	25,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	176.02	143,632
BSM	Basement	0	816	163	35.16	28,691
FLL	Fin Lower Level	180	240	180	132.02	31,684
TQS	Three Quarter Story	612	816	612	132.02	107,724
WDK	Deck	0	160	16	17.60	2,816
Ttl Gross Liv / Lease Area		1,608	2,848	1,787		314,547

