

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURRAY RYAN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MURRAY KELLY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,050,300	1,050,300	
35 LEWIS FARM RD				0 Medium		RES LAND	1010	358,400	358,400	
DUXBURY MA 02332						RESIDNTL	1010	37,100	37,100	
SUPPLEMENTAL DATA										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4210 Total Acres 1.158 Chapter Lan				Cyclical 4 Exemption W District Res Exem						
GIS ID F_862041_2844062				Assoc Pid#		Total 1,445,800 1,445,800				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
MURRAY RYAN	47321	0126	08-15-2016	Q	I	895,000	00	2023	1010	827,400	2022	1010	757,000	2021	1010	628,500
FRASCOTTI LOUIS P & RACHELA A	18826	0297	08-28-2000	Q	I	749,000	00		1010	372,700		1010	307,200		1010	256,000
CURRIER WILLIAM P	18193	0001	01-07-2000	U	I	625,000	1		1010	20,500		1010	20,500		1010	1,200
OLDE KINGS LLC P	17204	0010	03-02-1999	Q	V	20,000	00	Total 1,220,600 Total 1,084,700 Total 885,700								

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Amount	Code	Description	Amount
			0.00										
Total 0.00												Appraised Bldg. Value (Card)	1,050,300
												Appraised Xf (B) Value (Bldg)	0
												Appraised Ob (B) Value (Bldg)	37,100
												Appraised Land Value (Bldg)	358,400
												Special Land Value	0
												Total Appraised Parcel Value	1,445,800
												Valuation Method	C
												Total Appraised Parcel Value	1,445,800

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0050							

NOTES										

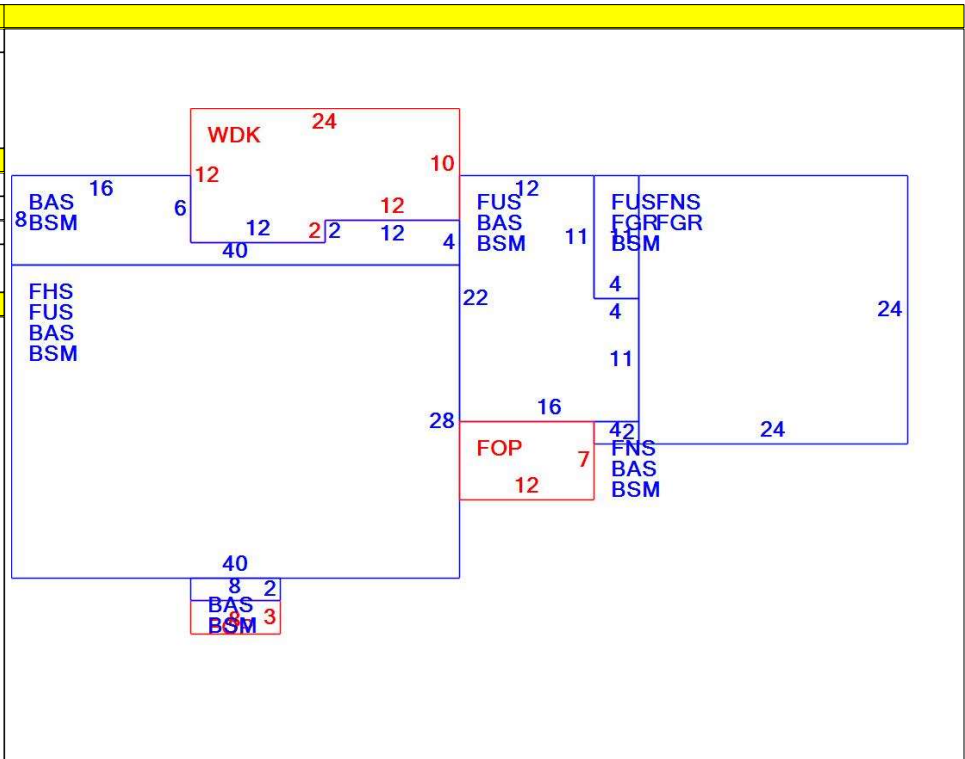
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO21-52	02-25-2021	BP	Bldg Permit	27,000	04-21-2021	100		Installation of a 18x36 vinyl lined		04-21-2021	SJT	5		09	Total Refusal
2018-76	08-29-2018	MN	Maintenance	3,500		100		VINYL SIDING		10-16-2016	SJD	9	1	00	Measure & Listed
2015-67	04-30-2015	MN	Maintenance	24,000		100		INTERIOR REPAIRS INSULATIO		04-12-2013	VGS			20	Field Review
10	08-07-2006	MS	Miscellaneous	3,300		100		10X12 SHED		05-02-2001	KP		6	00	Measure & Listed
19990324	07-16-1999	NC	New Construct	200,000	05-02-2001	100		2STY/2FSP & DK							

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	RC	Residual	0.240	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	8,400
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value			358,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1696	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	600				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1696				

CONDO DATA			
Parcel Id		C	Owne
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	1,189,348
Replace Cost	60,990
Year Built	1,250,339
Effective Year Built	1999
Depreciation Code	2005
Remodel Rating	A
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnld	1,050,300
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
SPL1	Ing Pool - Ave	L	648	64.00	2021	G	85	C	1.00	35,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,652	1,652	1,652	245.78	406,035
BSM	Basement	0	1,696	339	49.13	83,321
FGR	Garage	0	620	248	98.31	60,954
FHS	Finished Half Story	560	1,120	560	122.89	137,639
FNS	Finished 90% Story	526	584	526	221.37	129,282
FOP	Open Porch	0	108	16	36.41	3,933
FUS	Finished Upper Story	1,472	1,472	1,472	245.78	361,794
WDK	Deck	0	264	26	24.21	6,390
Ttl Gross Liv / Lease Area		4,210	7,516	4,839		1,189,348

