

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HORTON RICHARD M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
HORTON VIVIAN E			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	396,200	396,200
2 MALLARDS COVE LN				0 Light		RES LAND	1010	474,600	474,600
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2288 Total Acres 1.03 Chapter Lan			Cyclical 4 Exemption W District Res Exem				
GIS ID F_864830_2843621		Assoc Pid#			Total			870,800	870,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HORTON RICHARD M		24644 0271	03-31-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
HORTON RICHARD M		24644 0257	03-31-2003	U	I	1	1F	2023	1010	296,600	2022	1010	252,200
									1010	509,300		1010	303,300
								Total		805,900	Total		555,500
								Total			Total		504,200

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	396,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	474,600
Special Land Value	0
Total Appraised Parcel Value	870,800
Valuation Method	C
Total Appraised Parcel Value	870,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
									02-02-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-29-2007	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.110 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	5,200
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value			474,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1208	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.55				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		537,785
Heat Type	05	Hot Water	Replace Cost		28,145
AC Type	01	None	Year Built		565,932
Bedrooms	4		Effective Year Built		1969
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		29
Bath Style	02	Average	Functional Obsol		1
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		70
Sq Ft Fin Bsmt	346		Cns Sect Rcnd		396,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1208		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,448	1,448	1,448	193.52	280,214
BSM	Basement	0	1,208	242	38.77	46,831
DCK	Deck	0	432	43	19.26	8,321
FGR	Garage	0	576	230	77.27	44,509
FHS	Finished Half Story	240	480	240	96.76	46,444
FUS	Finished Upper Story	576	576	576	193.52	111,466
Ttl Gross Liv / Lease Area		2,264	4,720	2,779		537,785

