

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DRIVER WILLIAM III TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
DRIVER FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	335,700	335,700	
502 CHANDLER ST		SUPPLEMENTAL DATA			RES LAND	1010	366,800	366,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2040 Total Acres 1.398 Chapter Lan GIS ID F_865324_2843781			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,500	1,500	
						Total		704,000	704,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DRIVER WILLIAM III TT		50389 0154	10-10-2018	Q	I	520,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MANNING SCOTT A & LEANNA O		45044 0081	12-12-2014	Q	I	407,000	00	2023	1010	250,200	2022	1010	208,500	2021	1010	207,300
MCLEAN FREDERICK D & STEPHANIE		3898 0242	06-07-1973	U	I	38,900	1		1010	381,500		1010	314,400		1010	262,000
									1010	1,000		1010	1,000		1010	1,000
								Total		632,700	Total		523,900	Total		470,300

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

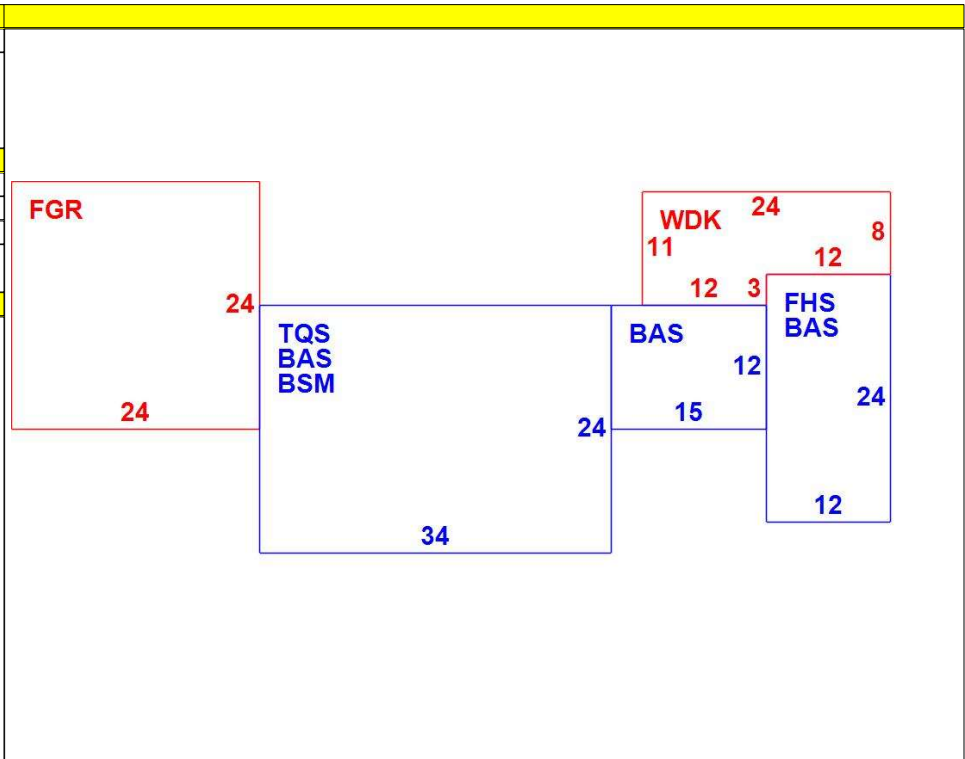
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									335,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									1,500
Appraised Land Value (Bldg)									366,800
Special Land Value									0
Total Appraised Parcel Value									704,000
Valuation Method									C
Total Appraised Parcel Value									704,000

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
BP-20-52	02-24-2020	RM		6,000		100	03-13-2020	REMOVE 17' WALL BETWEEN		07-31-2020	SJT	5		20	Field Review
2016-18	02-02-2016	MN	Maintenance	14,000		100		REPLACE 20 WINDOWS		08-03-2015	SJD	9		01	Measure - No Entry
20000403	10-11-2000	RM	Remodel	1,400		100		STOCKADE FENCE		04-12-2013	VGS			20	Field Review
										10-16-2007	BSB			01	Measure - No Entry

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	0.480	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	16,800
Total Card Land Units					1.40	AC	Parcel Total Land Area				1.40	Total Land Value				366,800	

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	04	Above Ave	Unfin Area	0.00	Full			
Stories	1.75							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
Exterior Wall 2					B	S		
Roof Structure	02	Shed	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	09	Pine/Soft Wood			454,926			
Interior Floor 2			Net Other Adj		17,825			
Heat Fuel	03	Gas	Replace Cost		472,751			
Heat Type	05	Hot Water	Year Built		1969			
AC Type	03	Central	Effective Year Built		1992			
Bedrooms	4		Depreciation Code		A			
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	0		Depreciation %		29			
Total Rooms	7		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		71			
Gas Fireplaces	0		Cns Sect Rcnld		335,700			
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	816		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	1985	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	1,284	1,284	1,284	185.23	237,836
BSM	Basement	0	816	163	37.00	30,193
FGR	Garage	0	576	230	73.96	42,603
FHS	Finished Half Story	144	288	144	92.62	26,673
TQS	Three Quarter Story	612	816	612	138.92	113,361
WDK	Deck	0	228	23	18.69	4,260
Ttl Gross Liv / Lease Area		2,040	4,008	2,456		454,926

