

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DOWLING JOHN & KATHLEEN (L/E) DOWLING REALTY TRUST 190 VINE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	439,300	439,300
		SUPPLEMENTAL DATA		Cyclical 1		Exemption W		RES LAND	1010	357,100	357,100
		Alt Prcl ID		District		RESIDNTL	1010	13,000	13,000	905 DUXBURY, MA VISION	
		Scnd Home		Res Exem		Total		809,400	809,400		
		Tax Class T		Assoc Pid#							
		Tot Fin Area 2218									
		Total Acres 1.118									
		Chapter Lan									
		GIS ID F_861451_2843619									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOWLING JOHN & KATHLEEN (L/E)		22806 0072	09-09-2002	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	425,000	2022	1010	345,300
									1010	371,400		1010	306,000
									1010	9,400		1010	2,300
								Total		805,800	Total		653,600
								Total			Total		560,200

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 439,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Appraised Land Value (Bldg) 357,100			
Special Land Value 0			
Total Appraised Parcel Value 809,400			
Valuation Method C			
Total Appraised Parcel Value 809,400			

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
2015-27	11-30-2015	MN	Maintenance	3,800		100		10 X 14 UTILITY BLDG	02-08-2022	SJT	10		00	Measure & Listed
2013-38	04-08-2013	MS	Miscellaneous	10,600		100		INSTALL 1 REPLACEMENT WIN	04-12-2013	VGS			20	Field Review
109	08-27-2012	MN		16,500		100		REPLACE 14 WINDOWS	03-27-2013	AO	6	6	30	Quality Control
374	09-05-2002	NC	New Construct	66,000	03-06-2004	100		22X24 GAR/FIN OVER	03-06-2004	KP		1	00	Measure & Listed
11878	04-30-1991	AD	Addition	15,000	03-23-1992	100		HEATING SUN RM/DECK						

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	0.202 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	7,100
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			357,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		505,566
Interior Floor 2			Replace Cost		556,070
Heat Fuel	02	Oil	Year Built		1975
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		439,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1002		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1320		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
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500
SHD1	Shed	L	140	21.00	2015	G	85	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,621	1,621	1,621	181.66	294,474
BSM	Basement	0	1,326	265	36.31	48,140
DCK	Deck	0	336	34	18.38	6,177
FGR	Garage	0	528	211	72.60	38,331
FOP	Open Porch	0	28	4	25.95	727
FUS	Finished Upper Story	648	648	648	181.66	117,717
Ttl Gross Liv / Lease Area		2,269	4,487	2,783		505,566

