

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HOYT CHRISTOPHER G  491 UNION BRIDGE RD  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	408,500	408,500
				0	Medium			RES LAND	1010	366,700	366,700
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	1,800	1,800	905  DUXBURY, MA  <b>VISION</b>	
Alt Prcl ID		Cyclical		1							
Scnd Home		Exemption									
Tax Class T		W									
Tot Fin Area 1428		District									
Total Acres .718		Res Exem									
Chapter Lan											
GIS ID F_860310_2847435		Assoc Pid#									
								Total	777,000	777,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOYT CHRISTOPHER G	56277	87	01-05-2022	Q	I	779,000	00	Year	Code	Assessed	Year	Code	Assessed
CASLIN IRIS	32660	0053	05-10-2006	Q	I	615,668	00	2023	1010	343,600	2022	1010	277,900
PASCARELLA ROBERT J	19120	0024	11-30-2000	Q	I	355,000	00		1010	520,800		1010	492,000
DUVAL ERIC	15439	0040	08-29-1997	Q	I	170,000	00		1010	1,200		1010	800
GRUPILLION VIRGINAI M	15439	0038	08-29-1997	U	I	1	1					1010	800
								Total	865,600	Total	770,700	Total	656,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

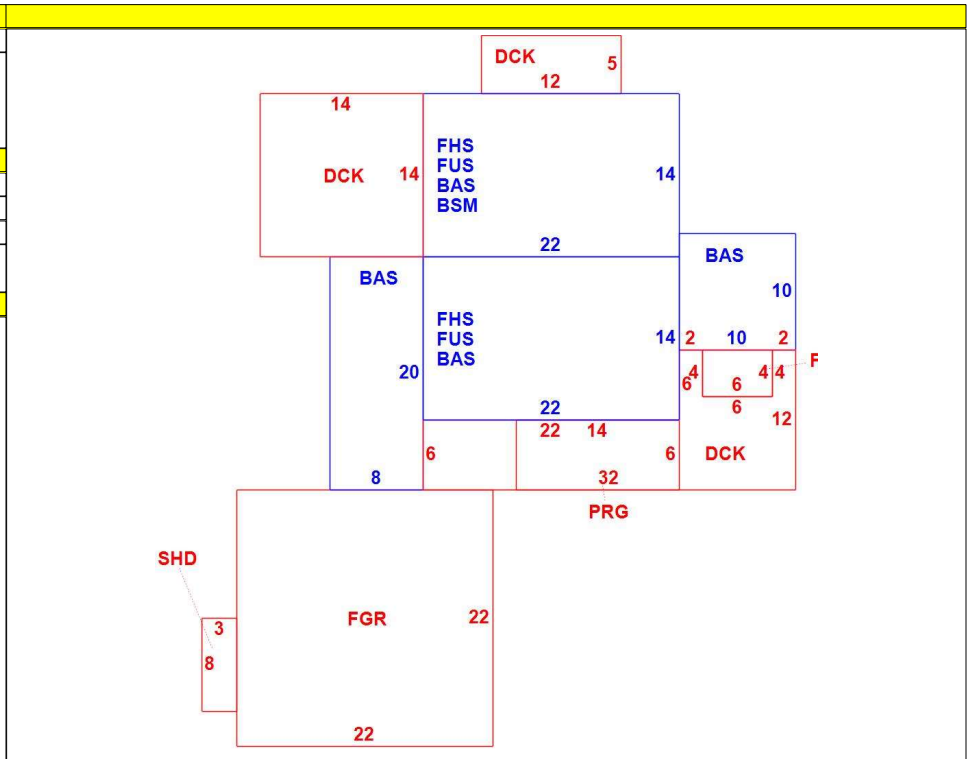
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QP-20-29	03-12-2020	MN	Maintenance	3,725		100	04-21-2020	INSTALL SS FLUE LINER FOER		03-04-2022	SJD	9	1	00	Measure & Listed
161	04-27-2004	MN	Maintenance	7,275		100		REROOF		09-26-2017	JLF	7		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										08-31-2005	KP		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	31,280	SF	10.66	1.00000	5	1.00	0050	1.000	POND FRONT	V110	1.1000	10.66	366,700
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value			366,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	616	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
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	264				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	616				

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

COST / MARKET VALUATION	
Net Other Adj	507,982
Replace Cost	29,580
Year Built	537,562
Effective Year Built	1971
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	408,500
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	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	876	876	876	239.16	209,507
BSM	Basement	0	308	62	48.14	14,828
DCK	Deck	0	484	48	23.72	11,480
FGR	Garage	0	484	194	95.86	46,398
FHS	Finished Half Story	308	616	308	119.58	73,662
FOP	Open Porch	0	24	4	39.86	957
FUS	Finished Upper Story	616	616	616	239.16	147,324
PRG	Pergola	0	84	8	22.78	1,913
SHD	Attached Shed	0	24	8	79.72	1,913
Ttl Gross Liv / Lease Area		1,800	3,516	2,124		507,982

