

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHATLIN SCOTT G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CHATLIN CHERYL D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	746,500	746,500
7 RYANS LN		SUPPLEMENTAL DATA				RES LAND	1010	566,900	566,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2982 Total Acres 1.688 Chapter Lan GIS ID F_862681_2844973		Cyclical 4 Exemption W District Res Exem Assoc Pid#					
						Total		1,313,400	1,313,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHATLIN SCOTT G		25297 0213	05-30-2003	Q	I	660,000	00	Year	Code	Assessed	Year	Code	Assessed
FOLEY WALTER F		9674 0144	03-30-1990	Q	I	315,000	00	2023	1010	591,700	2022	1010	542,500
									1010	674,200		1010	323,300
								Total		1,265,900	Total		865,800
								Total			Total		702,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	746,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	566,900
Special Land Value	0
Total Appraised Parcel Value	1,313,400
Valuation Method	C
Total Appraised Parcel Value	1,313,400

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
QPO-23-12	05-11-2023	MN	Maintenance	8,200		100	05-11-2023	REPLACE WOOD SIDING	02-24-2022	SJT	5		20	Field Review
BPO-21-53	03-10-2021	RM	Remodel	20,200	02-24-2022	100	10-25-2021	Remodel half bath and mudroom.	05-03-2021	SJT	5		01	Measure - No Entry
2015-256	10-26-2015	RM	Remodel	20,000		100		REMODEL EXISTING MASTER	04-12-2013	VGS			20	Field Review
112	07-14-2010	MN	Maintenance	6,420		100		REPLACE 5 WINDOWS	08-02-2002	KP		1	00	Measure & Listed
68	06-21-2006	MS	Miscellaneous	6,900		100		ROOF						
11444	11-20-1989	NC	New Construct			100		COLONIAL HOUSE						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			13.15	526,100
1	1010	Single Family	PD	Residual	0.776 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.21	40,800
Total Card Land Units					1.69 AC	Parcel Total Land Area					1.69	Total Land Value			566,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1464	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
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	Net Other Adj		851,214
Heat Type	05	Hot Water	Replace Cost		59,150
AC Type	06	Partial	Year Built		910,364
Bedrooms	4		Effective Year Built		1989
Full Baths	2		Depreciation Code		2003
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	03	Modern	Functional Obsol		
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		82
Sq Ft Fin Bsmt	732		Cns Sect Rcnld		746,500
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1464		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	1,518	1,518	1,518	240.66	365,322
BSM	Basement	0	1,464	293	48.16	70,513
FGR	Garage	0	576	230	96.10	55,352
FUS	Finished Upper Story	1,464	1,464	1,464	240.66	352,326
TDK	Trex Deck	0	320	32	24.07	7,701
Ttl Gross Liv / Lease Area		2,982	5,342	3,537		851,214

