

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CONROY PATRICK J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
CONROY EMILY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,008,500	1,008,500
30 RYANS LN		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	558,500	558,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3732 Total Acres 1.535 Chapter Lan GIS ID F_862844_2844502			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	85,900	85,900
						Total		1,652,900	1,652,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CONROY PATRICK J		52013 113	11-26-2019	Q	I	920,000	00	Year	Code	Assessed	Year	Code	Assessed
WATTS BRIAN L		15570 0191	10-20-1997	U	V	150,000	1P	2023	1010	773,600	2022	1010	691,600
									1010	664,300		1010	318,500
									1010	53,700		1010	19,600
						Total		1,491,600	Total		1,029,700	Total	881,400

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)	1,008,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	85,900
Appraised Land Value (Bldg)	558,500
Special Land Value	0
Total Appraised Parcel Value	1,652,900
Valuation Method	C
Total Appraised Parcel Value	1,652,900

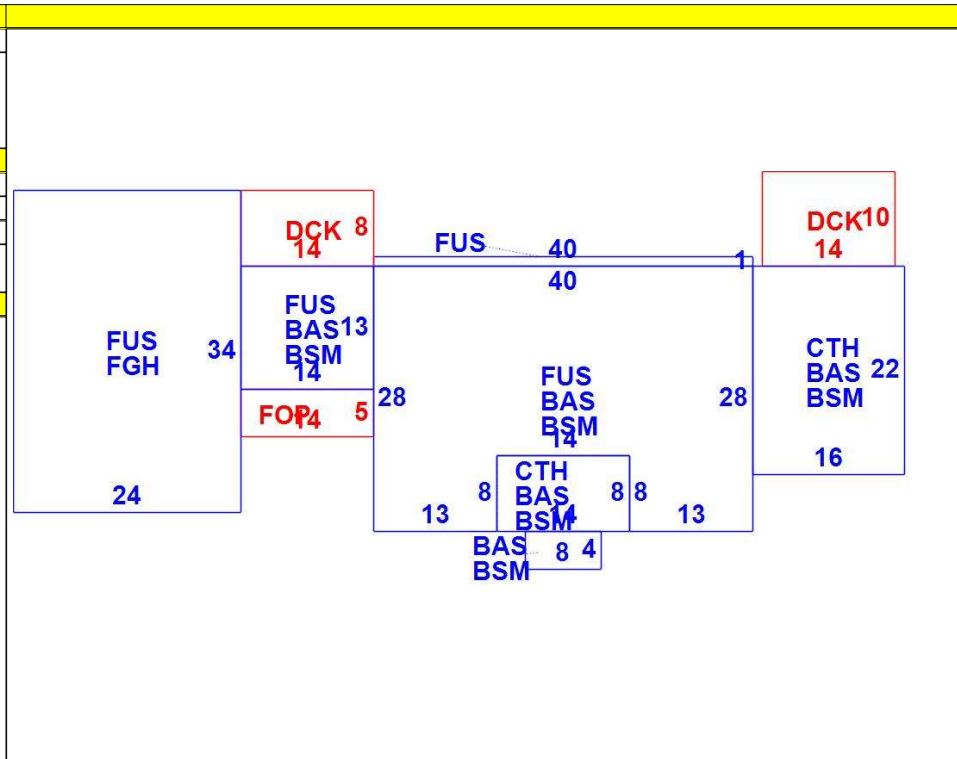
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

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
2018-67	05-10-2018	MN	Maintenance	12,000		100		STRIP & REROOF		09-07-2022	SJD	10	1	07	Measure - Info @ Door
271	06-20-2005	RM	Remodel	30,000		100		1152SF OF BASEMENT		05-05-2020	SJD	9		20	Field Review
256	06-26-2002	AD	Addition	22,000	05-31-2003	100		20x40 INGROUND POOL		04-12-2013	VGS			20	Field Review
14700	10-17-1997	NC	New Construct	210,000	10-27-1998	100		28X48 2 STY/GAR/DECK		08-30-2006	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	40,000 SF	8.75	1.00000	5	1.00	0080	1.503	LOT 5		13.15	526,100	
1	1010	Single Family	RC	Residual	0.617 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.21	32,400	
Total Card Land Units					1.54 AC	Parcel Total Land Area					1.54	Total Land Value			558,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1686	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,072,675
Interior Floor 2			Replace Cost		86,538
Heat Fuel	02	Oil	Year Built		1,159,213
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		2008
Bedrooms	5		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		1,008,500
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1334		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	1686		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
SPL1	Ing Pool - Ave	L	800	64.00	2002	A	70	C	1.00	35,800
PTO	Patio	L	2,640	15.00	2021	E	100	C	1.00	39,600
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,686	1,686	1,686	235.29	396,695
BSM	Basement	0	1,686	337	47.03	79,292
CTH	Cathedral Ceiling	0	464	46	23.33	10,823
DCK	Deck	0	252	25	23.34	5,882
FGH	Heated Garage	0	816	408	117.64	95,997
FOP	Open Porch	0	70	11	36.97	2,588
FUS	Finished Upper Story	2,046	2,046	2,046	235.29	481,398
Ttl Gross Liv / Lease Area		3,732	7,020	4,559		1,072,675

