

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLYNN TIMOTHY			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed
FLYNN MICHELLE			0 Septic	0 Paved	0 Average	RESIDENTL	1010	530,100	530,100
25 APPLE HILL LN				0 Light		RES LAND	1010	423,500	423,500
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 4					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2372				District					
Total Acres .521				Res Exem					
Chapter Lan									
GIS ID F_864331_2844209				Assoc Pid#					
						Total		953,600	953,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLYNN TIMOTHY		36170 0089	07-11-2008	Q	I	665,000	00	Year	Code	Assessed	Year	Code	Assessed
FRITZ MICHAEL J		32000 0119	12-30-2005	Q	I	650,000	00	2023	1010	406,500	2022	1010	387,200
									1010	454,100	2021	1010	292,100
								Total		860,600	Total		679,300
								Total			Total		617,100

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

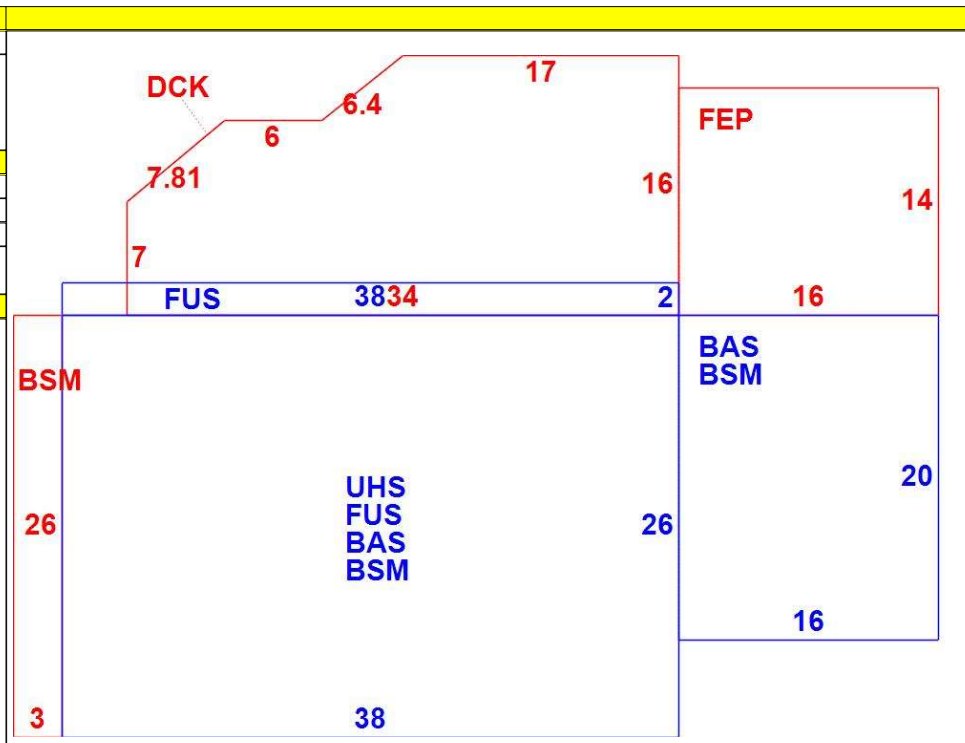
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	530,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	423,500
Special Land Value	0
Total Appraised Parcel Value	953,600
Valuation Method	C
Total Appraised Parcel Value	953,600

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
13269	06-21-1994	NC	New Construct	7,000	09-15-1995	100		16X21 OPEN DECK	11-22-2021	SJT	10		21	Field Review + GIS
									04-12-2013	VGS			20	Field Review
									07-16-2009	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	22,698 SF	13.91	1.00000	5	1.00	0060	1.341			1.0000	18.66	423,500
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			423,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1386	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	642.00	Full
Stories	2.65		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			621,731
Interior Floor 2			Net Other Adj		49,300
Heat Fuel	02	Oil	Replace Cost		671,031
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnld		530,100
Sq Ft Fin Bsmt	624		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1386		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	1,308	1,308	1,308	202.06	264,291
BSM	Basement	0	1,386	277	40.38	55,970
DCK	Deck	0	471	47	20.16	9,497
FEP	Finished Enclosed Porch	0	224	134	120.87	27,076
FUS	Finished Upper Story	1,064	1,064	1,064	202.06	214,989
UHS	Unfinished Half Story	0	988	247	50.51	49,908
Ttl Gross Liv / Lease Area		2,372	5,441	3,077		621,731

