

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DEACON DANIEL B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
DEACON LAUREL B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	450,500	450,500	
9 APPLE HILL LN		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	476,600	476,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2432 Total Acres 1.068 Chapter Lan GIS ID F_864259_2843602			Cyclical Exemption W District Res Exem Assoc Pid# 4	RESIDNTL	1010	1,200	1,200	
						Total		928,300	928,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DEACON DANIEL B		40235 0209	08-19-2011	Q	I	548,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	344,800	2022	1010	316,200
									1010	511,400		1010	324,900
									1010	3,100		1010	3,100
								Total		859,300	Total		644,200
								Total			Total		614,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

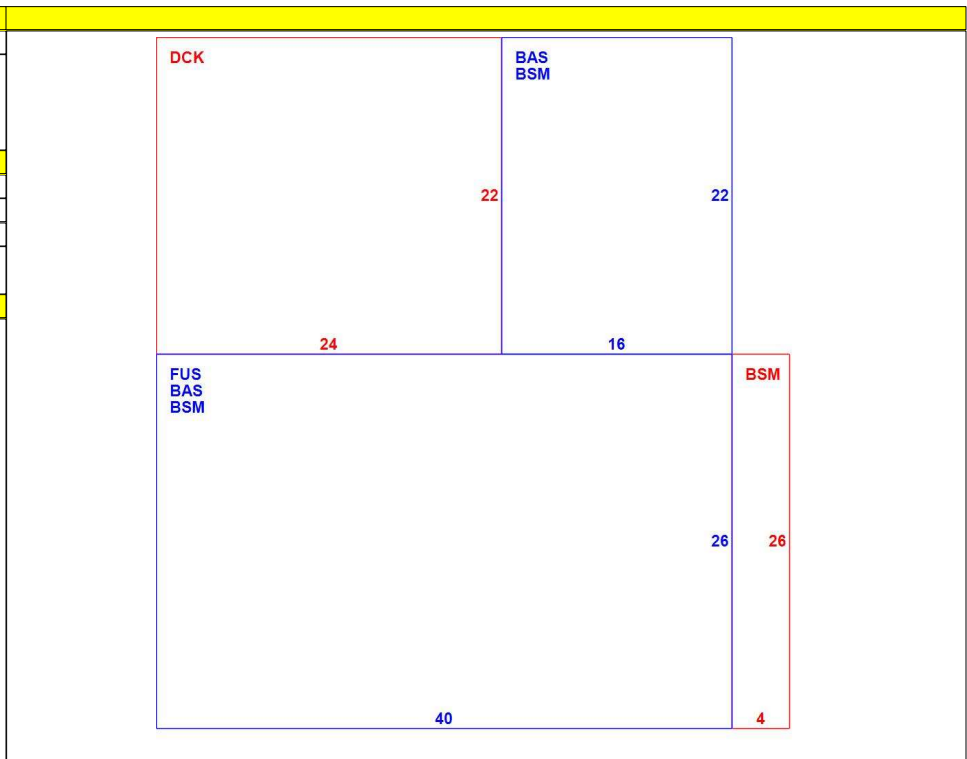
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		450,500	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		1,200	
Appraised Land Value (Bldg)		476,600	
Special Land Value		0	
Total Appraised Parcel Value		928,300	
Valuation Method		C	
Total Appraised Parcel Value		928,300	

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
BPO-23-263	07-20-2023	RM	Remodel	111,750		0		REPLACE 24X22 DECK W/ NE	11-22-2021	SJT	10		21	Field Review + GIS
2017-224	11-01-2017	MS	Miscellaneous			100		INSTALL A STAINLESS LINER	04-12-2013	VGS			20	Field Review
133	08-25-2010	MN	Maintenance	6,665		100		STRIP & REROOF	12-13-2011	KP		1	07	Measure - Info @ Door
12914	08-20-1993	RM	Remodel	4,000	10-27-1994	100		REP16X18DECK/24X21DK						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.154 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	7,200
Total Card Land Units					1.07 AC	Parcel Total Land Area					1.07	Total Land Value			476,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1496		
Model	01	Residential		Bsmt Type	04		
Grade	06	Good		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood					575,365
Interior Floor 2				Net Other Adj			41,760
Heat Fuel	02	Oil		Replace Cost			617,125
Heat Type	05	Hot Water		Year Built			1982
AC Type	01	None		Effective Year Built			1994
Bedrooms	4			Depreciation Code			A
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Depreciation %			27
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			73
Gas Fireplaces	0			Cns Sect Rcnld			450,500
Sq Ft Fin Bsmt	468			Dep % Ovr			
FBM Quality	03	Average		Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	2			Misc Imp Ovr Comment			
Bsmt Area	1496			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
PTO	Patio	L	144	15.00	1989	F	55	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	206.67	287,683
BSM	Basement	0	1,496	299	41.31	61,794
DCK	Deck	0	528	53	20.75	10,953
FUS	Finished Upper Story	1,040	1,040	1,040	206.67	214,935
Ttl Gross Liv / Lease Area		2,432	4,456	2,784		575,365

