

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRYAN CHRISTOPHER M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
BRYAN DANIELLE ELISHA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	664,100	664,100	
20 HEADWATERS LN				0 Light		RES LAND	1010	447,200	447,200	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3354 Total Acres 1.966 Chapter Lan		Cyclical 4 Exemption W District Res Exem						
GIS ID F_864501_2844354		Assoc Pid#						Total		1,111,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRYAN CHRISTOPHER M		50209 0265	08-24-2018	Q	I	790,000	00	Year	Code	Assessed	Year	Code	Assessed			
SVEDEN ERIK D & SVEDEN SUSAN B		39979 0230	05-31-2011	Q	I	570,000	00	2023	1010	508,300	2022	1010	466,200			
MARINO AMY S		25791 0120	07-15-2003	U	I	100	1F		1010	479,200		1010	383,600			
MARINO JOSEPH A		16479 0004	08-05-1998	U	I	520,000	1									
Total										987,500	Total		849,800	Total		769,600

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)			664,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			447,200
Special Land Value			0
Total Appraised Parcel Value			1,111,300
Valuation Method			C
Total Appraised Parcel Value			1,111,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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
BPO-22-141	04-13-2022	MN	Maintenance	46,350		100	04-13-2022	REPLACE 33 WINDOWS	08-15-2018	JLF	5		01	Measure - No Entry
QPO-22-13	01-24-2022	MN	Maintenance	5,663		100	01-24-2022	AIR SEALING/CELLULOSE INS	04-12-2013	VGS			20	Field Review
2017-11	01-17-2017	RM	Remodel	15,000	08-15-2018	100		REMODEL EXISTING BATHRO	05-29-2007	BSB		1	00	Measure & Listed
12120	11-25-1991	NC	New Construct	8,600		100		32X8 DK 16X20 SCRPCH						

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	14,800	SF	19.45	1.00000	5	1.00	0060	1.341	V115	1.1500	29.99	443,900
1	1010	Single Family	PD	Undevelop	1.627	AC	2,000.00	1.00000	0	1.00		1.000	POWERLINES	1.0000	0.05	3,300
Total Card Land Units					1.97	AC	Parcel Total Land Area					1.97	Total Land Value			447,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1670	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	680				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1670				

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

COST / MARKET VALUATION	
Net Other Adj	754,941
Replace Cost	54,955
Year Built	809,896
Effective Year Built	1986
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	664,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,684	1,684	1,684	197.94	333,330
BSM	Basement	0	1,670	334	39.59	66,112
DCK	Deck	0	276	28	20.08	5,542
FOP	Open Porch	0	96	14	28.87	2,771
FSP	Screened Porch	0	320	64	39.59	12,668
FUS	Finished Upper Story	1,670	1,670	1,670	197.94	330,559
PTO	Patio	0	398	20	9.95	3,959
Ttl Gross Liv / Lease Area		3,354	6,114	3,814		754,941

