

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOBAN ALAN P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
HOBAN ANN L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	401,800	401,800	
5 LEDGEWOOD DR		SUPPLEMENTAL DATA			RESIDNTL	1010	351,100	351,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2344 Total Acres .948 Chapter Lan GIS ID F_865783_2844386			Cyclical 4 Exemption 22 W District Res Exem Assoc Pid#		RESIDNTL	1010	8,700	8,700
							Total	761,600	761,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOBAN ALAN P		7786 0167	06-16-1987	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	298,900	2022	1010	274,200
									1010	365,100		1010	300,900
									1010	6,300			248,600
													252,000
							Total	670,300	Total	575,100	Total		500,600

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
2024	22	22 VETERAN	400.00								
Total			400.00								

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)			401,800
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			8,700
					Appraised Land Value (Bldg)			351,100
					Special Land Value			0
					Total Appraised Parcel Value			761,600
					Valuation Method			C
					Total Appraised Parcel Value			761,600

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
14778	12-31-1997	RM	Remodel	2,000	05-08-1998	100		21X24 FIN BASEMENT	12-05-2022	SJT	10		00	Measure & Listed
12180	01-02-1992	RM	Remodel	1,500	01-01-1994	100		FINISH BASEMENT HEAT	04-12-2013	VGS			20	Field Review
									09-05-2007	BSB			01	Measure - No Entry

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.1000	0.84	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	1272			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C		Ownr
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2					Net Other Adj		512,521		
Interior Floor 1	12	Hardwood			Replace Cost		37,830		
Interior Floor 2					Year Built		1980		
Heat Fuel	04	Electric			Effective Year Built		1994		
Heat Type	07	Radiant-Elec.			Depreciation Code		A		
AC Type	06	Partial			Remodel Rating				
Bedrooms	4				Year Remodeled				
Full Baths	2				Depreciation %		27		
Half Baths	1				Functional Obsol				
Extra Fixtures	0				External Obsol				
Total Rooms	8				Trend Factor		1.000		
Bath Style	02	Average			Condition				
Kitchen Style	02	Average			Condition %				
Extra Kitchens	0				Percent Good		73		
Fireplaces	1				Cns Sect Rcnld		401,800		
Extra Openings	0				Dep % Ovr				
Gas Fireplaces	0				Dep Ovr Comment				
Sq Ft Fin Bsmt	480				Misc Imp Ovr				
FBM Quality	03	Average			Misc Imp Ovr Comment				
Foundation	06	Poured Conc			Cost to Cure Ovr				
Bsmt Garage	2				Cost to Cure Ovr Comment				
Bsmt Area	1272								

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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	197.28	267,505
BSM	Basement	0	1,272	254	39.39	50,108
FUS	Finished Upper Story	988	988	988	197.28	194,908
Ttl Gross Liv / Lease Area		2,344	3,616	2,598		512,521

BAS		BAS BSM	
12		12	
19		18	
FUS BAS BSM		BSM	
24		24	
38		6	
FUS		2	
38			

