

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MURPHY MARIANNE TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MURPHY MICHAEL P TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	389,000	389,000	
95 OTTER ROCK RD				0	Medium			RES LAND	1010	445,900	445,900	
DUXBURY MA 02332								RESIDNTL	1010	1,900	1,900	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
Alt Prcl ID				Cyclical 4								
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 2056				District								
Total Acres .918				Res Exem								
Chapter Lan												
GIS ID F_866924_2842938				Assoc Pid#								
									Total	836,800	836,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY MARIANNE TT		55646 155	09-13-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MURPHY MICHAEL P		9106 0122	04-26-1989	Q	I	210,000	00	2023	1010	309,100	2022	1010	283,500	2021	1010	257,400
									1010	478,600		1010	304,100		1010	293,400
									1010	1,300		1010	1,300		1010	1,300
								Total		789,000	Total		588,900	Total		552,100

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 389,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

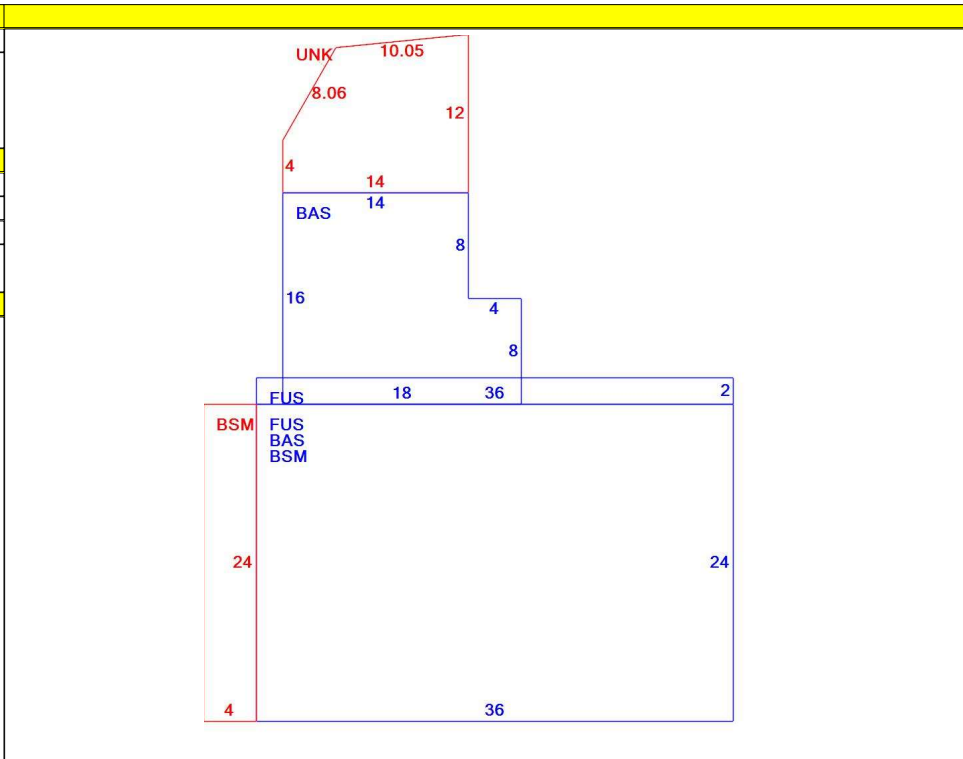
NOTES											
										Appraised Land Value (Bldg) 445,900	
										Special Land Value 0	
										Total Appraised Parcel Value 836,800	
										Valuation Method C	
										Total Appraised Parcel Value 836,800	

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
QPO-23-17	06-20-2023	MN	Maintenance	7,606		100		Air Sealing		04-12-2013	VGS			20	Field Review
112	09-18-2008	MN	Maintenance	5,500		100		ROOF		09-15-2007	BSB		1	00	Measure & Listed
19990077	03-02-1999	NC	New Construct	1,500		100		STOCKADE FENCE							
12874	07-19-1993	AD	Addition	3,000		100		STRGE BUILDNG 16 X 8							
12416	07-06-1992	AD	Addition	3,800	01-01-1993	100		REMOVE DK +3SEASONRM							

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		TN95	0.9500	11.15	445,900
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			445,900	

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		458,758
Interior Floor 2			Replace Cost		33,670
Heat Fuel	02	Oil	Year Built		492,428
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		389,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	320		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	960		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
SHD1	Shed	L	128	21.00	1993	A	70	C	1.00	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	204.07	228,563
BSM	Basement	0	960	192	40.81	39,182
FUS	Finished Upper Story	936	936	936	204.07	191,013
UNK	UNK	0	145	0	0.00	0
Ttl Gross Liv / Lease Area		2,056	3,161	2,248		458,758



95 OTTER ROCK RD

