

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURDOCK JOHN B			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MURDOCK KAREN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	352,900	352,900	
75 OTTER ROCK RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	447,300	447,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1740 Total Acres .948 Chapter Lan GIS ID F_866876_2843344			Cyclical Exemption W District Res Exem	RESIDNTL	1010	2,600	2,600	
						Total		802,800	802,800	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURDOCK JOHN B	26684	0082	09-30-2003	Q	I	465,000	00	Year	Code	Assessed	Year	Code	Assessed			
LEGG ROBERT H	14462	0297	06-25-1996	U	I	1	1F	2023	1010	276,800	2022	1010	252,900			
									1010	480,100		1010	305,100			
									1010	800		1010	800			
								Total		757,700	Total		558,800	Total		525,100

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				
Total			0.00					Appraised Bldg. Value (Card) 352,900					
		<b>ASSESSING NEIGHBORHOOD</b>				Appraised Xf (B) Value (Bldg) 0							
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Ob (B) Value (Bldg) 2,600					
0060					Appraised Land Value (Bldg) 447,300								
<b>NOTES</b>								Special Land Value 0					
								Total Appraised Parcel Value 802,800					
								Valuation Method C					
								Total Appraised Parcel Value		802,800			

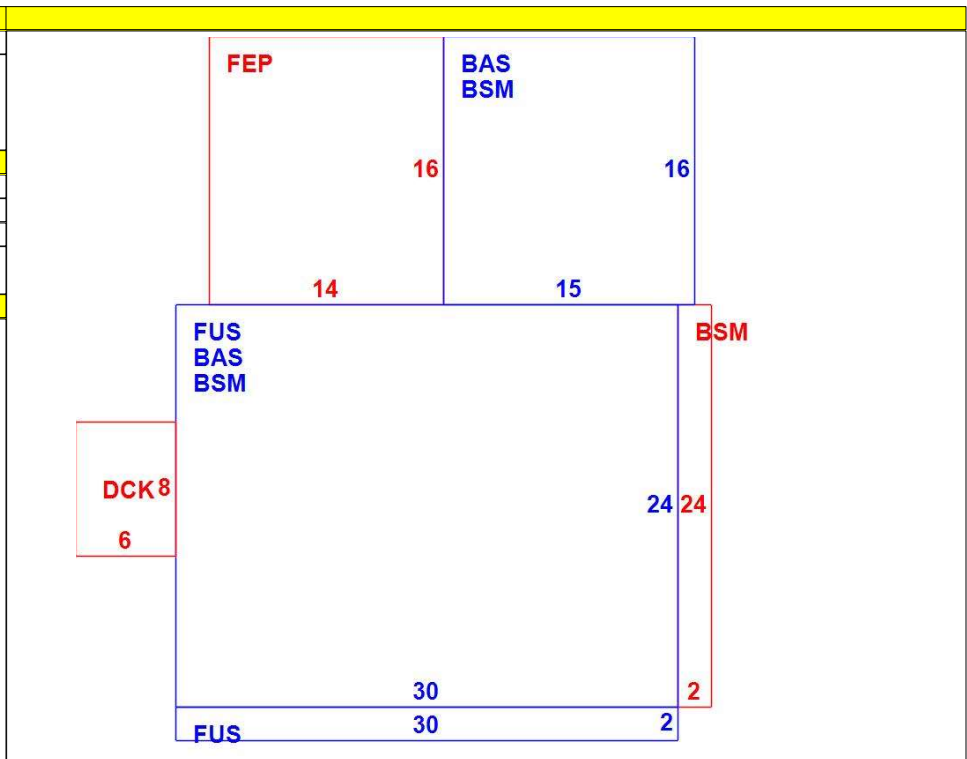
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
11865	04-19-1991	NC	New Construct	1,500		100		TOOL SHED 8'X10'	12-06-2022	SJT	10		08	Measure - Interior Refusal
									04-12-2013	VGS			20	Field Review
									08-30-2007	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341	HIGHWAY NOISE	TN95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	1,400
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value				447,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1008				

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

COST / MARKET VALUATION	
Net Other Adj	431,008
Replace Cost	15,730
Year Built	1984
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	352,900
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
SHD1	Shed	L	80	21.00	1991	A	70	C	1.00	1,200
PTO	Patio	L	132	15.00	2015	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	207.12	198,831
BSM	Basement	0	1,008	202	41.51	41,837
DCK	Deck	0	48	5	21.57	1,036
FEP	Finished Enclosed Porch	0	224	134	123.90	27,754
FUS	Finished Upper Story	780	780	780	207.12	161,550
Ttl Gross Liv / Lease Area		1,740	3,020	2,081		431,008



12/06/2022