

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CORBIN GREGORY S		1 Level	0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CORBIN MARILYN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	231,200	231,200
451 SUMMER ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	373,200	373,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1718 Total Acres 1.578 Chapter Lan GIS ID F_860012_2840811			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	45,900	45,900
							Total	650,300	650,300

905  
 DUXBURY, MA  
**VISION**

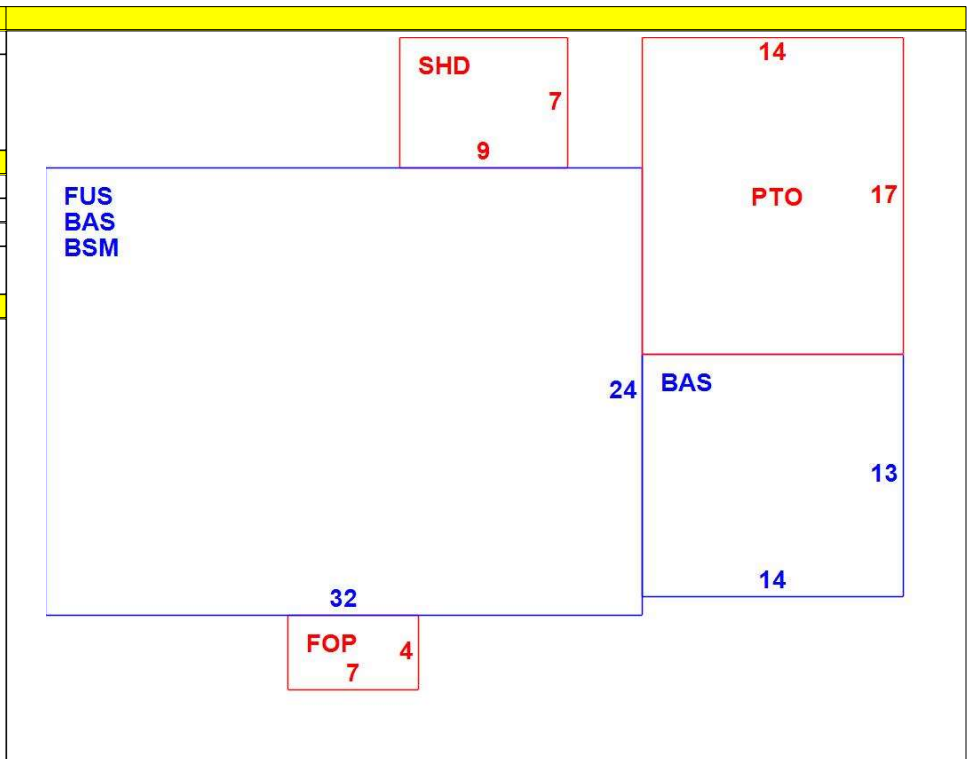
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CORBIN GREGORY S		50950 308	03-29-2019	U	I	150,000	1A	Year	Code	Assessed	Year	Code	Assessed
CORBIN GREGORY S		10178 0178	03-08-1991	U	I			2023	1010	179,100	2022	1010	166,200
									1010	388,200		1010	319,800
									1010	25,200		1010	25,800
							Total	592,500	Total	511,800	Total	449,300	

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) 231,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
<b>ASSESSING NEIGHBORHOOD</b>							Appraised Ob (B) Value (Bldg) 45,900					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Land Value (Bldg) 373,200				
0050								Special Land Value 0				
<b>NOTES</b>							Total Appraised Parcel Value 650,300					
							Valuation Method C					
							Total Appraised Parcel Value 650,300					

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
QPO-21-28	11-16-2021	MN	Maintenance	53,000		100	11-16-2021	STRIP & REPLACE WOOD SHI	05-11-2023	SJT	10		01	Measure - No Entry
309	07-18-2002	MN	Maintenance	6,900		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
509	12-21-2001	AD	Addition	45,000	12-05-2002	100		24x30 DET 2 STY GARG	03-28-2013	AO	6	6	30	Quality Control
465	11-14-2001	DM	Demolish	2,500		100		DEMO 22X24 GARAGE	12-05-2002	KP		1	00	Measure & Listed
12619	11-24-1992	MN	Maintenance			100		WOOD STOVE						

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	0.664 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	23,200
Total Card Land Units					1.58 AC	Parcel Total Land Area					1.58	Total Land Value			373,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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			310,625
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	02	Oil	Replace Cost		321,123
Heat Type	05	Hot Water	Year Built		1940
AC Type	06	Partial	Effective Year Built		1993
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
Total Rooms	6		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		72
Gas Fireplaces	0		Cns Sect Rcnd		231,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	768		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
FGR5	Garage - 2 Sto	L	720	91.00	2002	A	70	C	1.00	45,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	950	950	950	162.63	154,499
BSM	Basement	0	768	154	32.61	25,045
FOP	Open Porch	0	28	4	23.23	651
FUS	Finished Upper Story	768	768	768	162.63	124,900
PTO	Patio	0	238	12	8.20	1,952
SHD	Attached Shed	0	63	22	56.79	3,578
Ttl Gross Liv / Lease Area		1,718	2,815	1,910		310,625

