

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TWO TWEEDLES LLC 116 TOBEY GARDEN DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	243,000	243,000	
					0	Heavy			RES LAND	1010	362,700	362,700	
SUPPLEMENTAL DATA													
Alt Prcl ID			Cyclical 2										
Scnd Home LEASED			Exemption W										
Tax Class T			District										
Tot Fin Area 1625			Res Exem										
Total Acres 1.278													
Chapter Lan													
GIS ID F_860593_2840473			Assoc Pid#										
Total										606,800	606,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TWO TWEEDLES LLC	43314	0225	07-08-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRAYER THOMAS B & COLLEEN B	38430	0336	04-16-2010	Q	I	290,000	00	2023	1010	187,800	2022	1010	160,500	2021	1010	163,400
LUCKEY RITA E	30507	0328	05-12-2005	U	I	1	1A		1010	377,200		1010	310,800		1010	259,000
									1010	800		1010	1,600		1010	1,600
Total								565,800	Total	472,900	Total	424,000				

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) 243,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES											
Levi Sampson House											
										Appraised Land Value (Bldg) 362,700	
										Special Land Value 0	
										Total Appraised Parcel Value 606,800	
										Valuation Method C	
										Total Appraised Parcel Value 606,800	

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
										11-10-2021	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-25-2012	KP	6		30	Quality Control
										01-28-2011	KP		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	0050	1.000			1.0000		8.75	350,000	
1	1010	Single Family	RC	Residual	0.363	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	12,700	
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value					362,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	238	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1.6				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			343,320
Interior Floor 2			Net Other Adj		19,320
Heat Fuel	02	Oil	Replace Cost		362,640
Heat Type	05	Hot Water	Year Built		1850
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		243,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	238		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	DCK
	16
16	13
FHS	
BAS	
	23
16	
FHS	
BAS	
	18
21	
FHS	FOP
BAS	
BSM	
	14
17	4

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	70	21.00	1980	A	70	C	1.00	1,000
SHD1	Shed	L	8	21.00	1980	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	189.78	235,333
BSM	Basement	0	238	48	38.28	9,110
DCK	Deck	0	208	21	19.16	3,985
FHS	Finished Half Story	492	984	492	94.89	93,374
FOP	Open Porch	0	56	8	27.11	1,518
Ttl Gross Liv / Lease Area		1,732	2,726	1,809		343,320

