

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TWO TWEEDLES LLC  116 TOBEY GARDEN ST  DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	292,500	292,500	
				0 Heavy		RES LAND	1010	351,300	351,300	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	1,200	1,200	
Alt Prcl ID		Scnd Home LEASED		Cyclical Exemption W		4				
Tax Class T		Tot Fin Area 1056		District						
Total Acres .958		Chapter Lan		Res Exem						
GIS ID F_862822_2840197				Assoc Pid#						
						Total	645,000	645,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TWO TWEEDLES LLC		43314 0228	07-08-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BRAYER THOMAS B & COLLEEN B		40150 0282	07-25-2011	Q	I	285,000	00	2023	1010	237,900	2022	1010	209,200
WHALEN ANDREW J		27137 0166	12-01-2003	Q	I	390,000	00		1010	365,500		1010	301,200
ALLEN NANCY H TRUSTEE		12210 0111	09-16-1993	U	I	100	1F		1010	800		1010	800
						Total		604,200	Total	511,200	Total	429,600	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										292,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										1,200	
Appraised Land Value (Bldg)										351,300	
Special Land Value										0	
Total Appraised Parcel Value										645,000	
Valuation Method										C	
Total Appraised Parcel Value										645,000	

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
BPO-20-300 12497	11-02-2020 08-12-1992	MN AD	Maintenance Addition	5,000 4,000	01-01-1993	100 100		Weatherization & insulation/air se SCREENED PORCH		10-20-2021 04-12-2013 12-02-2011	SJT VGS KP	10		00 20 01	Measure & Listed Field Review 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	0.037	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	1,300	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			373,060
Interior Floor 2			Net Other Adj		38,935
Heat Fuel	03	Gas	Replace Cost		411,995
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		292,500
Sq Ft Fin Bsmt	646		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		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	1980	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	245.60	259,349
BSM	Basement	0	1,056	211	49.07	51,821
FGR	Garage	0	528	211	98.15	51,821
FSP	Screened Porch	0	168	34	49.70	8,350
PTO	Patio	0	144	7	11.94	1,719
Ttl Gross Liv / Lease Area		1,056	2,952	1,519		373,060

