

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
BALKO MICHAEL			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
BALKO ANDREA			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	472,400	472,400		
100 CHANDLER ST					0	Heavy			RES LAND	1010	332,100	332,100		
			<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	900	900				
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2201 Total Acres .7 Chapter Lan		Cyclical Exemption W District Res Exem		4		Total			805,400	805,400	<b>VISION</b>
			GIS ID F_862938_2839014		Assoc Pid#									

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BALKO MICHAEL			40268 0102	08-26-2011	Q	I	433,500	00	Year	Code	Assessed	Year	Code	Assessed		
DUVALL ERIC DANA			28349 0233	06-02-2004	U	I	415,000	1	2023	1010	352,400	2022	1010	277,400		
MALONEY ANNE LANE			11160 0042	08-03-1992	Q	I	124,000	00		1010	345,800		1010	285,900		
										1010	600		1010	4,500		
									Total		698,800	Total		567,800	Total	516,000

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)		472,400	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		900	
Appraised Land Value (Bldg)		332,100	
Special Land Value		0	
Total Appraised Parcel Value		805,400	
Valuation Method		C	
Total Appraised Parcel Value		805,400	

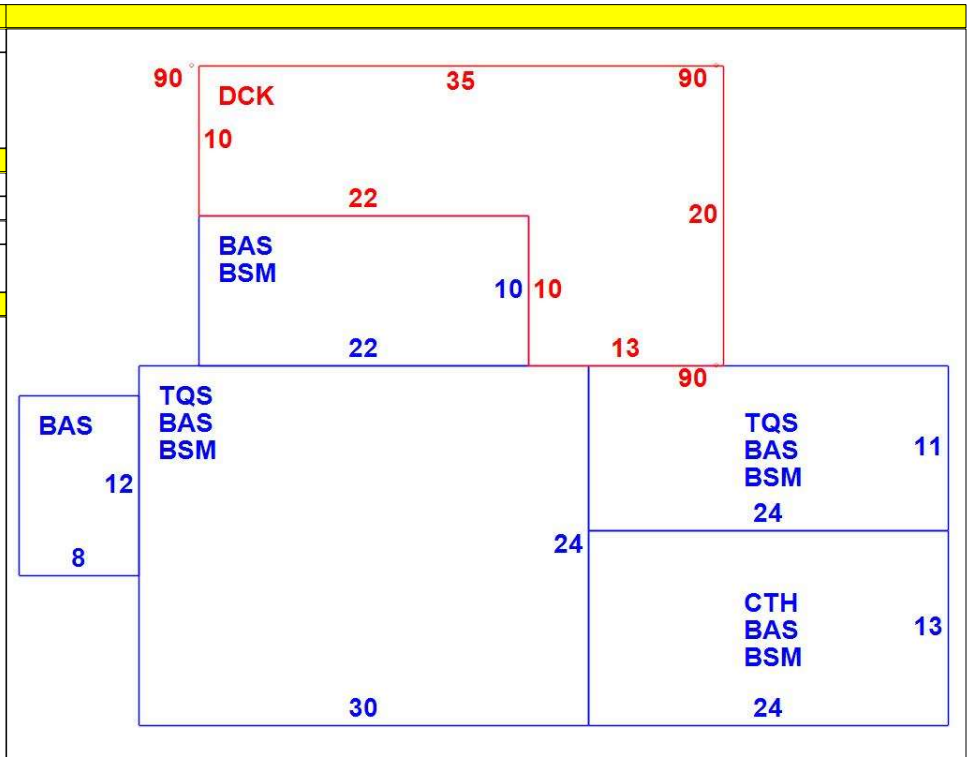
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-22	08-30-2023	MN	Maintenance	14,850		100		STRIP & REROOF MAIN FRON	11-30-2021	SJT	10		01	Measure - No Entry
2014-12	06-11-2014	MS	Miscellaneous	3,800		100		RELOCATE A 10 X 10 UTILITY B	04-12-2013	VGS			20	Field Review
377	08-05-2004	AD	Addition	71,000		100		10X22&20X24W/DRMRS	02-28-2011	KP		1	00	Measure & Listed
12734	04-08-1993	AD	Addition	1,500	10-28-1994	100		ENLRG DK ADD 8X10						

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	30,400 SF	10.93	1.00000	5	1.00	0050	1.000		1.0000	10.92	332,100
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value		332,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	6				
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	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1520				

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

COST / MARKET VALUATION	
Net Other Adj	621,109
Replace Cost	25,955
Year Built	647,063
Effective Year Built	1953
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	472,400
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	1980	F	55	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,612	1,612	1,612	227.35	366,481
BSM	Basement	0	1,516	303	45.44	68,886
CTH	Cathedral Ceiling	0	312	31	22.59	7,048
DCK	Deck	0	480	48	22.73	10,913
TQS	Three Quarter Story	738	984	738	170.51	167,781
Ttl Gross Liv / Lease Area		2,350	4,904	2,732		621,109

