

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRADY MARK J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BRADY MARY M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	229,700	229,700	
76 CHANDLER ST				0 Heavy		RES LAND	1010	326,800	326,800	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1756 Total Acres .629017 Chapter Lan		Cyclical 4 Exemption W District Res Exem		RESIDNTL	1010	42,300	42,300	VISION
		GIS ID F_863054_2838641		Assoc Pid#		Total		598,800	598,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRADY MARK J		5561 0146	01-27-1984	Q	I	54,900	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	173,600	2022	1010	158,400
									1010	341,600		1010	282,300
									1010	25,200		1010	25,200
								Total		540,400	Total		465,900
								Total			Total		399,200

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

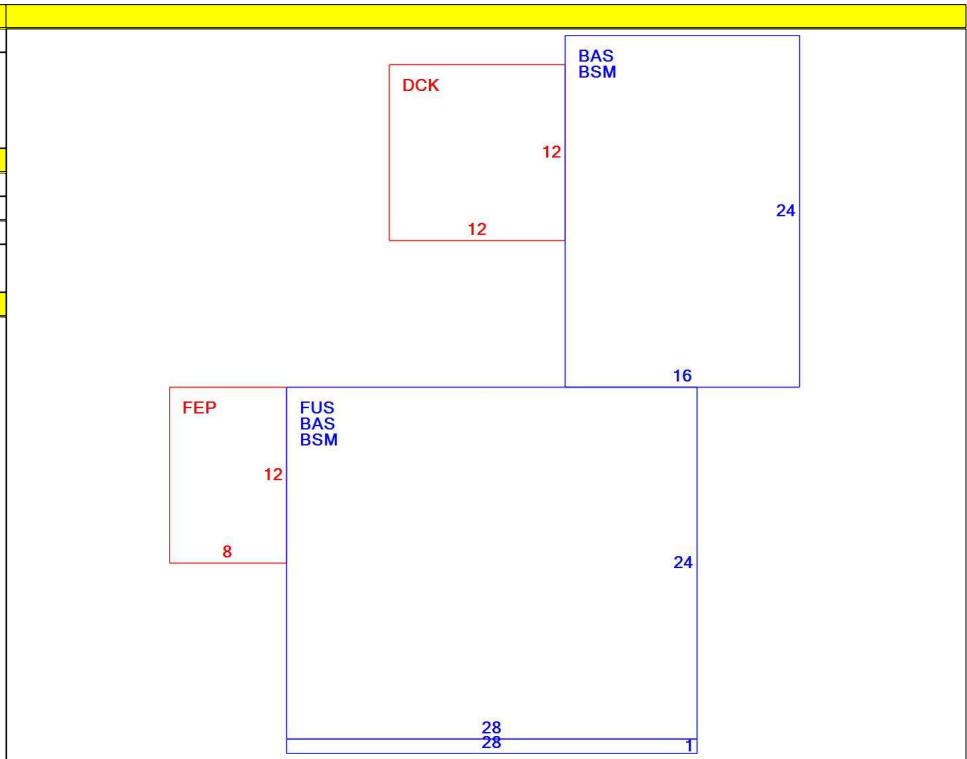
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES		APPRAISED VALUE SUMMARY		
2ND STY ADD IN 1989		This signature acknowledges a visit by a Data Collector or Assessor		
		Appraised Bldg. Value (Card)		229,700
		Appraised Xf (B) Value (Bldg)		0
		Appraised Ob (B) Value (Bldg)		42,300
		Appraised Land Value (Bldg)		326,800
		Special Land Value		0
Total Appraised Parcel Value		598,800		
Valuation Method		C		
Total Appraised Parcel Value		598,800		

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
2017-401	11-27-2017	BP	Bldg Permit	38,225	08-16-2018	100		INSTALL AN INGRD VINYL LINE	08-16-2018	JLF	5		30	Quality Control
19990292	06-24-1999	AD	Addition	26,000		100		16X24 1 STY	04-12-2013	VGS			20	Field Review
14052	05-23-1996	NC	New Construct	2,000	08-06-1997	100		4X27 ABOVEGR POOL	07-14-2000	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	27,400 SF	11.93	1.00000	5	1.00	0050	1.000		1.0000	11.93	326,800
Total Card Land Units					0.63 AC	Parcel Total Land Area					0.63	Total Land Value			326,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			322,856
Interior Floor 2			Net Other Adj		10,000
Heat Fuel	02	Oil	Replace Cost		332,855
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		229,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	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
FGR1	Garage - 1 Sto	L	260	52.00	1980	A	70	C	1.00	9,500
SPL1	Ing Pool - Ave	L	512	64.00	2017	E	100	C	1.00	32,800

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	158.34	167,207
BSM	Basement	0	1,056	211	31.64	33,410
DCK	Deck	0	144	14	15.39	2,217
FEP	Finished Enclosed Porch	0	96	58	95.66	9,184
FUS	Finished Upper Story	700	700	700	158.34	110,838
Ttl Gross Liv / Lease Area		1,756	3,052	2,039		322,856



76 CHANDLER ST

