

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THOMAS JAMES M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
THOMAS KRISTIN D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	231,900	231,900	
82 CHANDLER ST		SUPPLEMENTAL DATA			RES LAND	1010	350,600	350,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1905 Total Acres .928 Chapter Lan GIS ID F_863002_2838776			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,500	1,500	
						Total		584,000	584,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THOMAS JAMES M		14679 0066	09-27-1996	Q	I	174,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	249,700	2022	1010	217,100
									1010	364,400		1010	300,300
									1010	1,400		1010	1,400
								Total		615,500	Total		518,800
								Total			Total		467,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	231,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	350,600
Special Land Value	0
Total Appraised Parcel Value	584,000
Valuation Method	C
Total Appraised Parcel Value	584,000

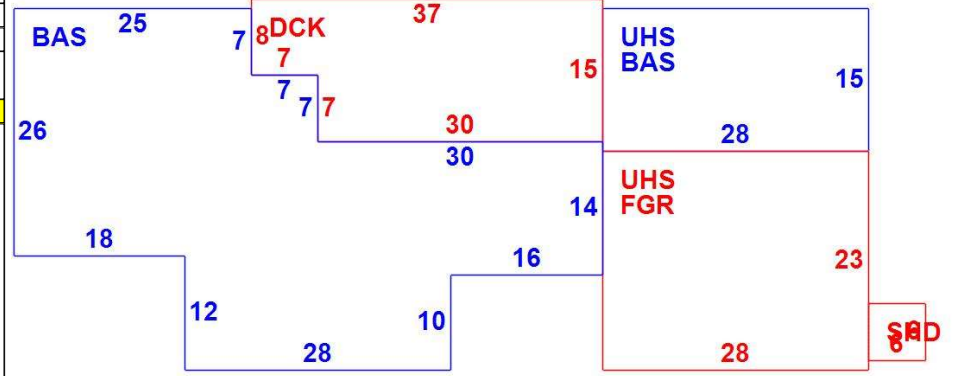
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO	04-12-2021	MN	Maintenance	4,000		100	05-18-2021	Weatherization and air sealing.		10-26-2020	SJT	5		20	Field Review
BPO-20-168	09-01-2020	MN	Maintenance	23,050		100		Remove existing deck and rebuild		08-16-2018	JLF	5		30	Quality Control
2015-171	06-17-2015	RM	Remodel	58,000	08-16-2018	100		REMODEL 3 ROOMS, INSTALL		05-12-2014	JLF	5		01	Measure - No Entry
2013-125	07-12-2013	MN	Maintenance	187,000	05-12-2014	100		RE-ROOF		04-12-2013	VGS			20	Field Review
11048	08-21-1986	AD	Addition	19,500	01-01-1991	100		28 X 38 ATT GARAGE		07-09-1998	BSB		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	0.016 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.86	600
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	532.00	None
Stories	1				
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	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	316,613
Replace Cost	10,000
Year Built	326,613
Effective Year Built	1927
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	231,900
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	100	21.00	1980	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,931	1,931	1,931	125.69	242,707
DCK	Deck	0	506	51	12.67	6,410
FGR	Garage	0	644	258	50.35	32,428
SHD	Attached Shed	0	36	13	45.39	1,634
UHS	Unfinished Half Story	0	1,064	266	31.42	33,434
Ttl Gross Liv / Lease Area		1,931	4,181	2,519		316,613

