

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DEVLIN MATTHEW			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DEVLIN TERRYANN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	508,200	508,200	
46 CHANDLER ST				0 Light		RES LAND	1010	322,000	322,000	
DUXBURY MA 02332						RESIDNTL	1010	113,900	70,500	
SUPPLEMENTAL DATA										
Alt Prcl ID			Cyclical 4							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 2222			District							
Total Acres .57			Res Exem							
Chapter Lan										
GIS ID F_863224_2838251			Assoc Pid#							
							Total	944,100	900,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DEVLIN MATTHEW		52613 268	04-15-2020	Q	I	637,500	00	Year	Code	Assessed	Year	Code	Assessed		
HOCKING WILLIAM		8875 0061	12-09-1988	Q	I	146,000	00	2023	1010	381,100	2022	1010	319,200		
									1010	334,500		1010	276,800		
									1010	0			2021	1010	294,400
													1010	224,700	
								Total		715,600	Total		596,000	Total	519,100

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	Batch
0050				

NOTES										APPRAISED VALUE SUMMARY					
Card left on door re: Inground Pool on 5/25/2023. No access to fenced yard. Pool put in at 100%										Appraised Bldg. Value (Card)					508,200
										Appraised Xf (B) Value (Bldg)					0
										Appraised Ob (B) Value (Bldg)					113,900
										Appraised Land Value (Bldg)					322,000
										Special Land Value					0
										Total Appraised Parcel Value					944,100
										Valuation Method					C
										Total Appraised Parcel Value					944,100

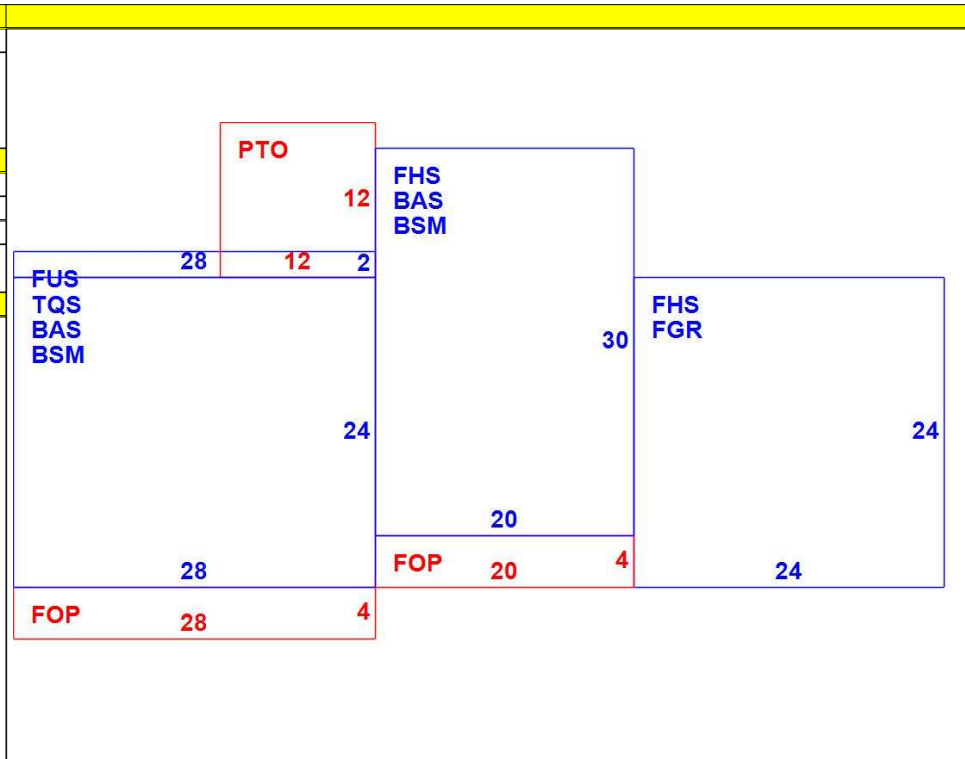
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-396	11-21-2022	BP	Bldg Permit	43,000	05-16-2023	100		Install a 18x36 vinyl inground poo		03-23-2021	SJT	5		12	Property Est. - No Access
BP-20-108	07-20-2020	SP	Solar Panels	34,816	11-03-2021	100	09-10-2021	Install 34 roof mounted solar arra		04-12-2013	VGS			20	Field Review
BPO-20-26	05-21-2020	MN	Maintenance	25,000		100	06-25-2020	STRIP & REROOF/REPLACE 3		12-07-2001	KP		1	00	Measure & Listed
20000439	11-02-2000	AD	Addition	84,000	12-07-2001	100		TWO-STORY ADDITION							
13088	02-08-1994	RM	Remodel	31,000	11-30-1995	100		ADD DORMER REM 2 FLR							

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	24,829 SF	12.97	1.00000	5	1.00	0050	1.000			1.0000	322,000
Total Card Land Units					0.57 AC	Parcel Total Land Area					0.57	Total Land Value			322,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1272	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	489.00	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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	603				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1272				

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

COST / MARKET VALUATION			
Net Other Adj			657,866
Replace Cost			38,244
Year Built			1945
Effective Year Built			1994
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld			508,200
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
SLR	Solar Panels	L	34	1050.00	2021	G	85	C	1.00	43,400
SPL1	Ing Pool - Ave	L	648	64.00	2022	G	85	A	2.00	70,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	223.76	284,628
BSM	Basement	0	1,272	254	44.68	56,836
FGR	Garage	0	576	230	89.35	51,466
FHS	Finished Half Story	588	1,176	588	111.88	131,573
FOP	Open Porch	0	192	29	33.80	6,489
FUS	Finished Upper Story	56	56	56	223.76	12,531
PTO	Patio	0	144	7	10.88	1,566
TQS	Three Quarter Story	504	672	504	167.82	112,777
Ttl Gross Liv / Lease Area		2,420	5,360	2,940		657,866

