

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TASNEY THOMAS			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	577,500	577,500	
777 MAYFLOWER ST									RES LAND	1010	300,000	300,000	DUXBURY, MA
DUXBURY MA 02332			SUPPLEMENTAL DATA										
			Alt Prcl ID		Cyclical		4						
			Scnd Home		Exemption								
			Tax Class T		W		District						
			Tot Fin Area 0		Res Exem								
			Total Acres .99		Chapter Lan								
			GIS ID F_867460_2842308		Assoc Pid#								
										Total	877,500	877,500	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TASNEY THOMAS			47703 0284	11-04-2016	U	V	160,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
UMANO MICHAEL J & CODY DONALD C			19990 0152	06-11-2001	U	V	100	1F	2023	1010	435,100	2022	1010	366,500	2021	1010	369,000
										1010	311,900		1010	257,100		1010	214,500
										Total	747,000	Total	623,600	Total		Total	583,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES												
						Appraised Bldg. Value (Card)				577,500		
						Appraised Xf (B) Value (Bldg)				0		
						Appraised Ob (B) Value (Bldg)				0		
						Appraised Land Value (Bldg)				300,000		
						Special Land Value				0		
						Total Appraised Parcel Value				877,500		
						Valuation Method				C		
						Total Appraised Parcel Value				877,500		

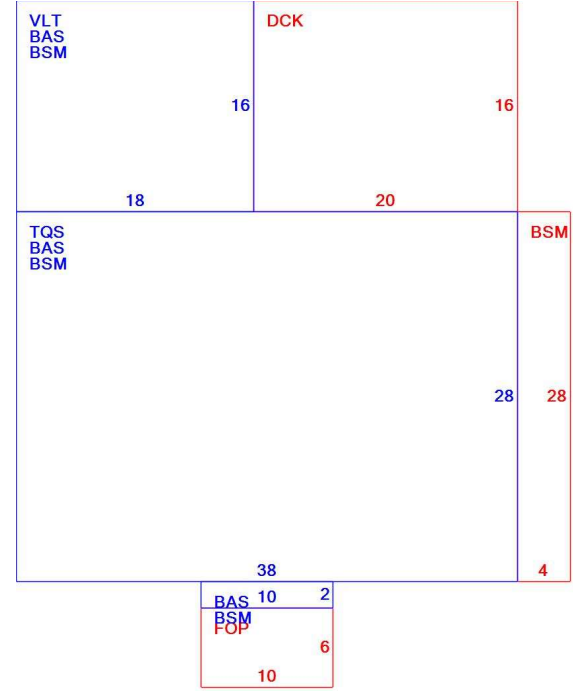
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2016-334	10-06-2016	NC	New Construct	292,000		100		SINGLE FAMILY DWELLING: 1S		07-25-2017	JLF	5	1	07	Measure - Info @ Door
13468	10-25-1994	DM	Demolish	1,000		100		DIS MET STRG BLDG		05-22-2017	JLF	5		01	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	NB	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			E85	0.8500	8.75	297,500
1	1010	Single Family	NB	Residual	0.070	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0417	0.82	2,500	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value					300,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area					

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

COST / MARKET VALUATION	
Net Other Adj	590,992
Replace Cost	23,345
Year Built	614,337
Effective Year Built	2016
Depreciation Code	2015
Remodel Rating	A
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
Cns Sect Rcnd	577,500
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,372	1,372	1,372	234.33	321,507	
BSM	Basement	0	1,484	297	46.90	69,597	
DCK	Deck	0	320	32	23.43	7,499	
FOP	Open Porch	0	60	9	35.15	2,109	
TQS	Three Quarter Story	798	1,064	798	175.75	186,999	
VLT	Vaulted Ceiling	0	288	14	11.39	3,281	
Ttl Gross Liv / Lease Area		2,170	4,588	2,522		590,992	

