

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
TACKITT MICHELLE D TACKITT STEVEN E 230 CHANDLER ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed						
										RESIDENTL	1010	562,800	562,800	VISION					
										RES LAND	1010	350,400	350,400						
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2633 Total Acres .92 Chapter Lan GIS ID F_862625_2840860				Cyclical 4 Exemption W District Res Exem Assoc Pid#															
										Total		913,200	913,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
TACKITT MICHELLE D MURPHY CHRIS & MURPHY KAREN K		44642 27635	0028 0041	08-15-2014 02-27-2004		Q Q		I I		534,900 474,900		00 00		Year	Code	Assessed	Year	Code	Assessed
										2023	1010 1010	423,600 364,700	2022	1010 1010	363,600 300,600	2021	1010 1010	354,900 250,500	
										Total		788,300	Total		664,200	Total		605,400	
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) 562,800							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 350,400							
												Special Land Value 0							
												Total Appraised Parcel Value 913,200							
												Valuation Method C							
												Total Appraised Parcel Value 913,200							
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		
449 11307	09-22-2004 07-13-1989	RM AD	Remodel Addition	70,000 20,000	06-30-2005	100 100		M.BEDRM,GARGAGE FMLY RM ADD 20'X20'				12-02-2021	SJT	10		01	Measure - No Entry		
												08-20-2015	SJD	9	1	06	Inspection Only		
												08-03-2015	SJD	9		01	Measure - No Entry		
												04-12-2013	VGS			20	Field Review		
												09-19-2007	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	0.003 AC	35,000.00	3.57142	5	1.00	0050	1.000			1.0000	3.28	400			
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					350,400		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	2016		
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	25	Vinyl Siding					
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2	14	Carpet					
Heat Fuel	03	Gas					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	4						
Full Baths	3						
Half Baths	0						
Extra Fixtures	3						
Total Rooms	9						
Bath Style	02	Average					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	450						
FBM Quality	03	Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	2016						
				CONDO DATA			
				Parcel Id		C	Owne
				Adjust Type	Code	Description	Factor%
				Condo Flr			
				Condo Unit			
				COST / MARKET VALUATION			
				Net Other Adj	649,457		
				Replace Cost	45,313		
				Year Built	1966		
				Effective Year Built	2002		
				Depreciation Code	VG		
				Remodel Rating			
				Year Remodeled			
				Depreciation %	19		
				Functional Obsol			
				External Obsol			
				Trend Factor	1.000		
				Condition			
				Condition %			
				Percent Good	81		
				Cns Sect Rcnd	562,800		
				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	210.93	289,398	
BSM	Basement	0	2,013	403	42.23	85,005	
FNS	Finished 90% Story	577	641	577	189.87	121,707	
TQS	Three Quarter Story	684	912	684	158.20	144,277	
WDK	Deck	0	432	43	21.00	9,070	
Ttl Gross Liv / Lease Area		2,633	5,370	3,079		649,457	

