

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PATTS JAMES W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
PATTS KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	258,600	258,600
3 COLLEEN LN				0 Heavy		RES LAND	1010	385,500	385,500
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 4					
Scnd Home				Exemption 22					
Tax Class T				W					
Tot Fin Area 1720				District					
Total Acres 1.998				Res Exem					
Chapter Lan									
GIS ID F_862355_2841028				Assoc Pid#					
DUXBURY MA 02332		Total 644,100 644,100							

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PATTS JAMES W		3947 0205	05-16-1973	U	I	34,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	250,600	2022	1010	207,300
									1010	402,400		1010	331,900
								Total		653,000	Total		539,200
								Total			Total		459,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
		Total	400.00					

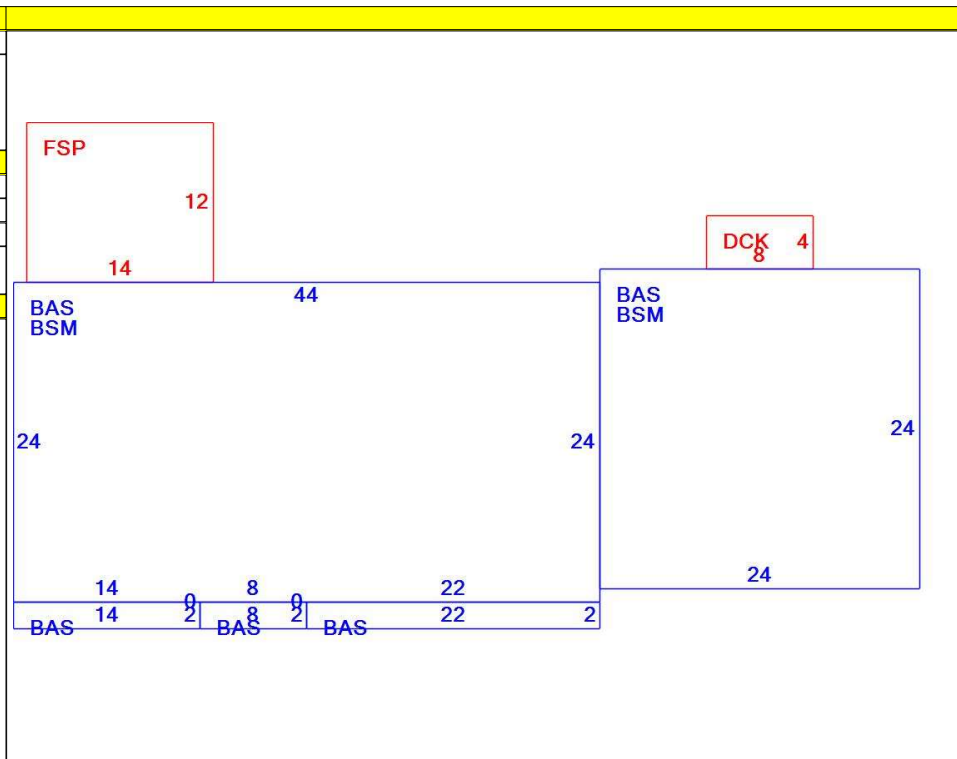
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	258,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	385,500
Special Land Value	0
Total Appraised Parcel Value	644,100
Valuation Method	C
Total Appraised Parcel Value	644,100

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
2018-232	10-30-2018	MN	Maintenance	8,950		100		ROOF		04-12-2013	VGS			20	Field Review
										02-05-2013	KP	6	6	30	Quality Control
										09-03-2008	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	ROW			1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	1.077	AC 35,000.00	0.94287	5	1.00	0050	1.000	SWAMP			1.0000	0.76	35,500
Total Card Land Units					2.00	AC	Parcel Total Land Area				2.00	Total Land Value				385,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	2760	
Model	01	Residential	Bsmt Type	00	N/A
Grade	03	Average	Unfin Area	0.00	
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			315,991
Interior Floor 2			Net Other Adj		48,200
Heat Fuel	03	Gas	Replace Cost		364,191
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		258,600
Sq Ft Fin Bsmt	1344		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	2760		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	1,720	1,720	1,720	151.70	260,924	
BSM	Basement	0	1,632	326	30.30	49,454	
DCK	Deck	0	32	3	14.22	455	
FSP	Screened Porch	0	168	34	30.70	5,158	
Ttl Gross Liv / Lease Area		1,720	3,552	2,083		315,991	

