

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CALDER WILLIAM C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CALDER ELIZABETH M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	438,700	438,700	
55 UNION BRIDGE RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,000	350,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1738 Total Acres .918 Chapter Lan GIS ID F_862550_2842070			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800	
						Total		790,500	790,500	<b>VISION</b>

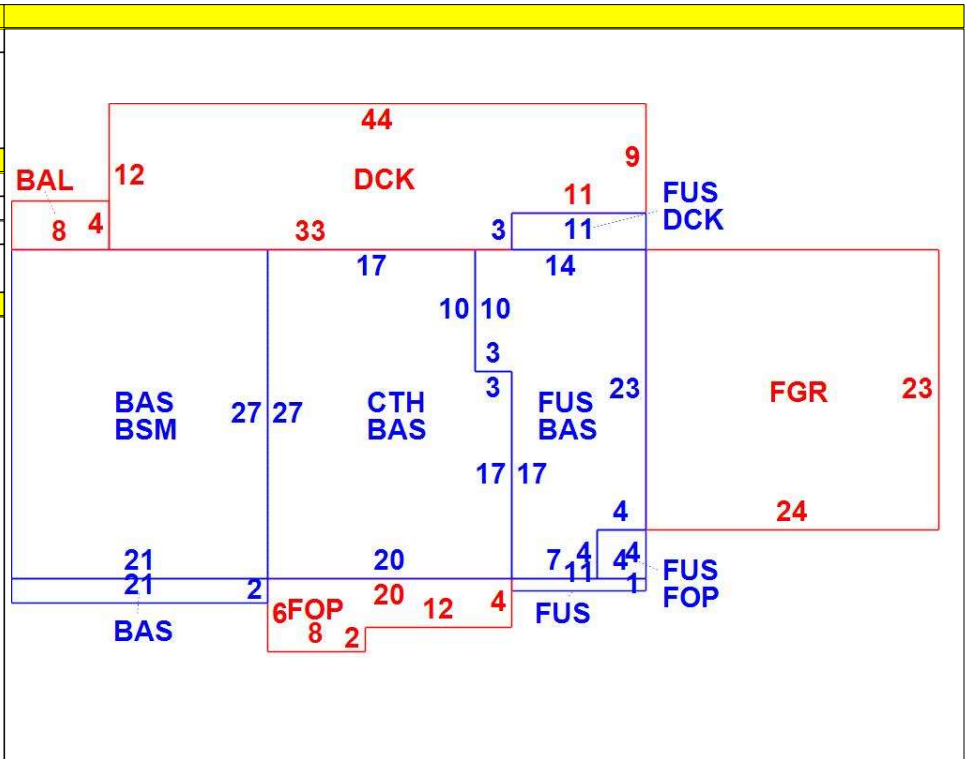
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CALDER WILLIAM C		51455 155	08-01-2019	Q	I	540,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCONNOR DAVID T		14800 0006	11-22-1996	Q	I	163,000	00	2023	1010	352,100	2022	1010	320,600	2021	1010	267,500
									1010	364,000		1010	300,000		1010	250,000
									1010	1,200		1010	1,200		1010	1,200
						Total		717,300	Total		621,800	Total		518,700		

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									<b>APPRAISED VALUE SUMMARY</b>				
									Appraised Bldg. Value (Card) 438,700				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 1,800				
									Appraised Land Value (Bldg) 350,000				
									Special Land Value 0				
									Total Appraised Parcel Value 790,500				
									Valuation Method C				
									Total Appraised Parcel Value 790,500				

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
BP-19-408	01-03-2020	MN		4,659		100		SEAL & INSULATE ATTIC HATC		05-05-2020	SJD	9		20	Field Review
233	08-02-2007	NC	New Construct	100,000	07-15-2008	100		552'ATTH GAR,2 L ADD		04-12-2013	VGS			20	Field Review
										07-15-2008	KP		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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		518,474
Heat Fuel	03	Gas	Replace Cost		23,140
Heat Type	04	Forced Air-Duc	Year Built		541,614
AC Type	03	Central	Effective Year Built		1970
Bedrooms	4		Depreciation Code		2002
Full Baths	2		Remodel Rating		VG
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnd		438,700
Sq Ft Fin Bsmt	280		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	567		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	120	21.00	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	21.52	689
BAS	First Floor	1,430	1,430	1,430	229.52	328,206
BSM	Basement	0	567	113	45.74	25,935
CTH	Cathedral Ceiling	0	510	51	22.95	11,705
DCK	Deck	0	528	53	23.04	12,164
FGR	Garage	0	552	221	91.89	50,723
FOP	Open Porch	0	112	17	34.84	3,902
FUS	Finished Upper Story	371	371	371	229.52	85,150
Ttl Gross Liv / Lease Area		1,801	4,102	2,259		518,474

