

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LINSKEY TIMOTHY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LINSKEY MERETHE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	216,000	216,000	
20 CANDLEWICK CLOSE				0 Light		RES LAND	1010	280,600	280,600	
DUXBURY MA 02332						RESIDNTL	1010	2,800	2,800	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Cyclical 4							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 1165			District							
Total Acres 1.198			Res Exem							
Chapter Lan										
GIS ID F_862255_2842679			Assoc Pid#							
						Total		499,400	499,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LINSKEY TIMOTHY & MERETHE TT	57631	206	01-26-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
LINSKEY TIMOTHY	15610	0251	10-31-1997	Q	I	153,500	00	2023	1010	174,400	2022	1010	159,300			
JAEN ARMANDO J	11463	0281	11-30-1992	Q	I	125,000	00		1010	291,800		1010	240,600			
									1010	1,900		1010	1,900			
Total								468,100		Total		401,800		Total		336,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									216,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,800
Appraised Land Value (Bldg)									280,600
Special Land Value									0
Total Appraised Parcel Value									499,400
Valuation Method									C
Total Appraised Parcel Value									499,400

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
127	04-14-2006	RM	Remodel	10,000		100		KITCHEN,WINDOWS,SHIN		09-12-2017	SJD			20	Field Review
400	08-26-2004	MN	Maintenance	2,000		100		REPLACE 7 WINDOWS		04-12-2013	VGS			20	Field Review
416	10-15-2001	RM	Remodel			100		WOOD STOVE		10-13-2006	KP		1	00	Measure & Listed
20010278	07-13-2001	NC	New Construct	6,000	08-18-2003	100		COVERED 11X23 PORCH							

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	0.80	0050	1.000			1.0000	7.00	280,000
1	1010	Single Family	RC	Residual	0.280	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	600
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			280,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
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			283,603
Interior Floor 2			Net Other Adj		20,556
Heat Fuel	03	Gas	Replace Cost		304,160
Heat Type	04	Forced Air-Duc	Year Built		1969
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnd		216,000
Sq Ft Fin Bsmt	315		Dep % Ovr		
FBM Quality	03	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		

BAS	BSM		BAS		
				27	27
		21		20	
BAS	21	2	FOP	12	2
			BAS	8	2
				8	
				20	

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	192	21.00	1980	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,165	1,165	1,165	217.15	252,985
BSM	Basement	0	567	113	43.28	24,538
FOP	Open Porch	0	184	28	33.05	6,080
Ttl Gross Liv / Lease Area		1,165	1,916	1,306		283,603



20 CANDLEWICK CLOSE

