

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DRISCOLL ZACHARY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
DRISCOLL DONNA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	401,400	401,400
86 CANDLEWICK CLOSE		SUPPLEMENTAL DATA				RES LAND	1010	350,200	350,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2057 Total Acres .918 Chapter Lan GIS ID F_863183_2842400				RESIDNTL	1010	9,600	9,600
				Cyclical 4 Exemption 22 W District Res Exem Assoc Pid#					
							Total	761,200	761,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DRISCOLL ZACHARY		57011 29	07-11-2022	Q	I	931,000	00	Year	Code	Assessed	Year	Code	Assessed
DAVIDSON COLE ROBERT		53055 32	07-10-2020	Q	I	636,250	00	2023	1010	388,200	2022	1010	317,000
GOLDSTEIN STEPHEN M		8141 0065	11-20-1987	Q	I	177,000	00		1010	364,200		1010	300,200
									1010	6,900		1010	6,900
							Total	759,300	Total	624,100	Total	498,500	

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

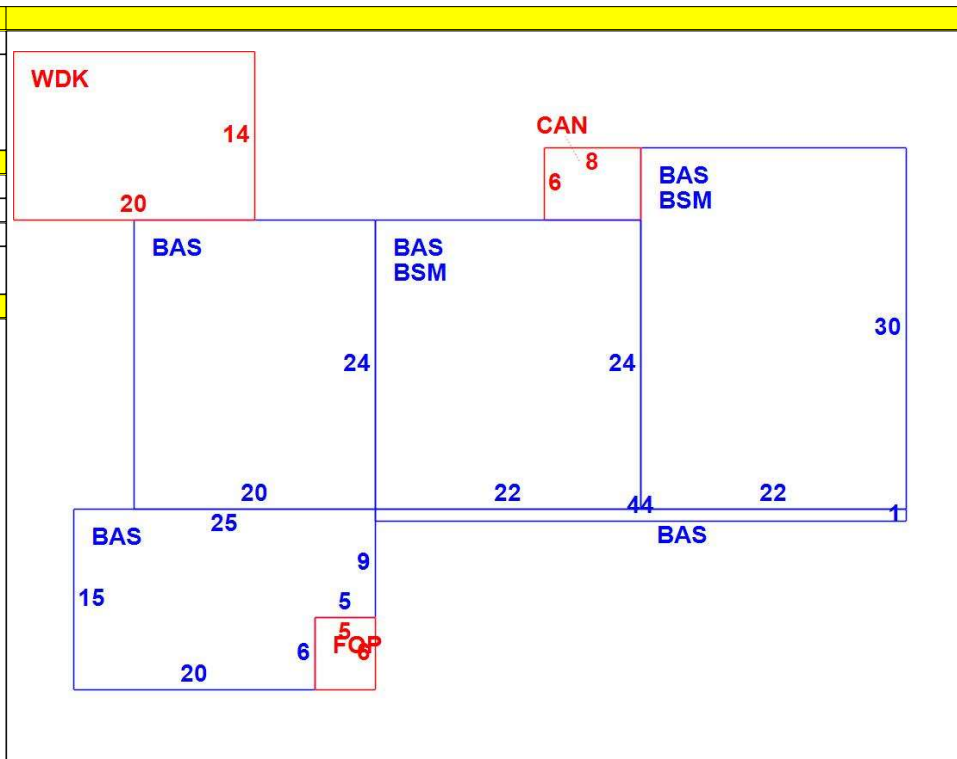
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRaised VALUE SUMMARY			
Appraised Bldg. Value (Card)			401,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			9,600
Appraised Land Value (Bldg)			350,200
Special Land Value			0
Total Appraised Parcel Value			761,200
Valuation Method			C
Total Appraised Parcel Value			761,200

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
QPO-23-14	05-24-2023	MN	Maintenance	6,300		100	05-24-2023	WEATHERIZATION & AIR SEALI		11-22-2022	SJD	9	1	07	Measure - Info @ Door
79-2013	04-25-2013	AD	ADDITION	52,000		100		15X20 1 STY ADD W 5X9 ENTR		04-08-2021	SJD	9	1	07	Measure - Info @ Door
170	11-04-2010	MN	Maintenance	573		100		RPL 2 WINDOWS		09-12-2017	SJD			20	Field Review
165	06-04-2007	AD	Addition	9,500	06-30-2008	100		14X20 DECK		07-18-2013	BH			00	Measure & Listed
14749	11-28-1997	NC	New Construct	23,400	12-31-1997	100		VOID		04-12-2013	VGS			20	Field Review
										08-04-2008	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	40,020 SF	8.75	1.00000	5	1.00	0050	1.000	WATER & DRAINAGE ESMTS -	1.0000	8.75	350,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1188	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	12	Cedar Or Redwd			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Fir		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		467,006
Heat Fuel	03	Gas	Replace Cost		41,080
Heat Type	04	Forced Air-Duc	Year Built		508,086
AC Type	03	Central	Effective Year Built		1976
Bedrooms	4		Depreciation Code		2000
Full Baths	3		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	6		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		79
Gas Fireplaces	0		Cns Sect Rcnd		401,400
Sq Ft Fin Bsmt	528		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	1188		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	64	21.00	1986	A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2020	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,057	2,057	2,057	200.17	411,758
BSM	Basement	0	1,188	238	40.10	47,641
CAN	Canopy	0	48	5	20.85	1,001
FOP	Open Porch	0	30	5	33.36	1,001
WDK	Deck	0	280	28	20.02	5,605
Ttl Gross Liv / Lease Area		2,057	3,603	2,333		467,006

