

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOYLE GARRY ALOYSIUS IV WEEDOM JENNIFER ROBIN 180 UNION BRIDGE RD  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	697,400	697,400
		SUPPLEMENTAL DATA		Cyclical Exemption W		1	Medium	RES LAND	1010	332,500	332,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2802 Total Acres .918 Chapter Lan GIS ID F_860871_2843230		Cyclical Exemption W District Res Exem Assoc Pid#		1		RESIDNTL	1010	125,400	60,400
						Total				1,155,300	1,090,300

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOYLE GARRY ALOYSIUS IV		56377 208	01-28-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BOYLE GARRY ALOYSIUS IV		55578 135	08-31-2021	Q	I	899,900	00	2023	1010	526,000	2022	1010	426,300
GILLIS JAMES M		25718 0307	07-09-2003	Q	I	468,000	00		1010	345,800		1010	300,600
									1010	34,700		1010	34,700
		Total						Total		906,500	Total		761,600
								Total			Total		645,600

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)										697,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										125,400			
Appraised Land Value (Bldg)										332,500			
Special Land Value										0			
Total Appraised Parcel Value										1,155,300			
Valuation Method										C			
Total Appraised Parcel Value										1,155,300			

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
BPO-22-315	09-26-2022	SP	Solar Panels	88,845		100	03-08-2023	Install 34 solar panels.		06-10-2019	SJT	5		30	Quality Control
2018-430	11-26-2018	NC	New Construct	200,000	06-10-2019	100	05-05-2020	826' GARAGE WITH 312' ONE L		04-01-2019	SJT	5		01	Measure - No Entry
2015-407	12-01-2015	NC	New Construct	32,000	08-14-2018	100		CONVERT A 14.67' X 20' 3 SEA		08-14-2018	JLF	5		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										02-05-2013	KP	6	6	30	Quality Control
										10-23-2007	BSB			01	Measure - No Entry

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	AT FIVE CORNERS	E95	0.9500	332,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		332,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1134	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	432.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		782,718
Heat Type	05	Hot Water	Replace Cost		18,850
AC Type	03	Central	Year Built		801,567
Bedrooms	4		Effective Year Built		1977
Full Baths	2		Depreciation Code		2008
Half Baths	0		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		13
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		697,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1134		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
SPL1	Ing Pool - Ave	L	924	64.00	1985	A	70	C	1.00	41,400
SHD1	Shed	L	144	21.00	1985	A	70	C	1.00	2,100
GAZ	Gazebo	L	100	56.00	1995	A	70	C	1.00	3,900
PTO	Patio	L	576	15.00	2018	E	100	B	1.50	13,000
SLR	Solar Panels	L	34	1050.00	2022	G	85	B	1.50	65,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,866	1,866	1,866	196.91	367,434
BSM	Basement	0	1,134	227	39.42	44,699
FGR	Garage	0	825	330	78.76	64,980
FUS	Finished Upper Story	936	936	936	196.91	184,308
PTO	Patio	0	576	29	9.91	5,710
UHS	Unfinished Half Story	0	864	216	49.23	42,533
UNS	Unfin 90% Story	0	825	371	88.55	73,054
Ttl Gross Liv / Lease Area		2,802	7,026	3,975		782,718

