

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MURPHY MARY B TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MARY B MURPHY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	529,000	529,000	
5 COLONIAL DR				0	Light			RES LAND	1010	486,900	486,900	
								RESIDNTL	1010	1,400	1,400	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 1								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 3016		District		Res Exem						
GIS ID F_860912_2842665		Assoc Pid#										
									Total	1,017,300	1,017,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY MARY B TT		45899 0087	08-07-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MURPHY MARY B		45899 0063	08-07-2015	U	I	1	1A	2023	1010	400,600	2022	1010	365,900	2021	1010	314,200
MURPHY MARY B TT		45259 0234	02-25-2015	U	I	100	1A		1010	522,600		1010	331,900		1010	320,200
MURPHY THOMAS M		4419 0063	03-15-1978	U	I	18,000	1		1010	1,000		1010	1,000		1010	1,000
								Total	924,200	Total	698,800	Total	635,400			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	529,000	
0060					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	1,400	
					Appraised Land Value (Bldg)	486,900	
					Special Land Value	0	
					Total Appraised Parcel Value	1,017,300	
					Valuation Method	C	
					Total Appraised Parcel Value	1,017,300	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
138	08-18-2011	MN	Maintenance	24,800		100		17 WINDOWS	04-12-2013	VGS			20	Field Review	
7	07-05-2011	MN	Maintenance	3,500		100		8X10 UTILITY BLDG	10-05-2010	KP		4	00	Measure & Listed	
65	05-18-2009	AD	Addition	80,000		100		16X34'GUNDER,12X16D							
423	09-16-1999	NC	New Construct	15,000	08-30-2001	100		ADD TO REAR OF DWELL							

LAND LINE VALUATION SECTION													Notes	Location Adjustment	Adj Unit P	Land Value	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj						
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.372	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	17,500
Total Card Land Units					1.29	AC	Parcel Total Land Area					1.29	Total Land Value			486,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1536	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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	Net Other Adj		698,722
Interior Floor 2			Replace Cost		25,955
Heat Fuel	02	Oil	Year Built		724,678
Heat Type	05	Hot Water	Effective Year Built		1978
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		529,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1536		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	80	21.00	2011	G	85	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,080	2,080	2,080	195.01	405,622
BSM	Basement	0	1,536	307	38.98	59,868
DCK	Deck	0	416	42	19.69	8,190
FGR	Garage	0	544	218	78.15	42,512
FUS	Finished Upper Story	936	936	936	195.01	182,530
Ttl Gross Liv / Lease Area		3,016	5,512	3,583		698,722

