

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RYAN BRENDAN C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
RYAN AMY J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	419,600	419,600
41 PIONEER DR				0 Light		RES LAND	1010	480,700	480,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID			Cyclical 1						
Scnd Home			Exemption						
Tax Class T			W						
Tot Fin Area 1980			District						
Total Acres 2.150			Res Exem						
Chapter Lan									
GIS ID F_860986_2842135			Assoc Pid#						
						Total		900,300	900,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RYAN BRENDAN C		39050 298	09-30-2010	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	319,200	2022	1010	303,100
									1010	515,900		1010	328,100
								Total		835,100	Total		631,200
								Total			Total		604,400

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			419,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			480,700
Special Land Value			0
Total Appraised Parcel Value			900,300
Valuation Method			C
Total Appraised Parcel Value			900,300

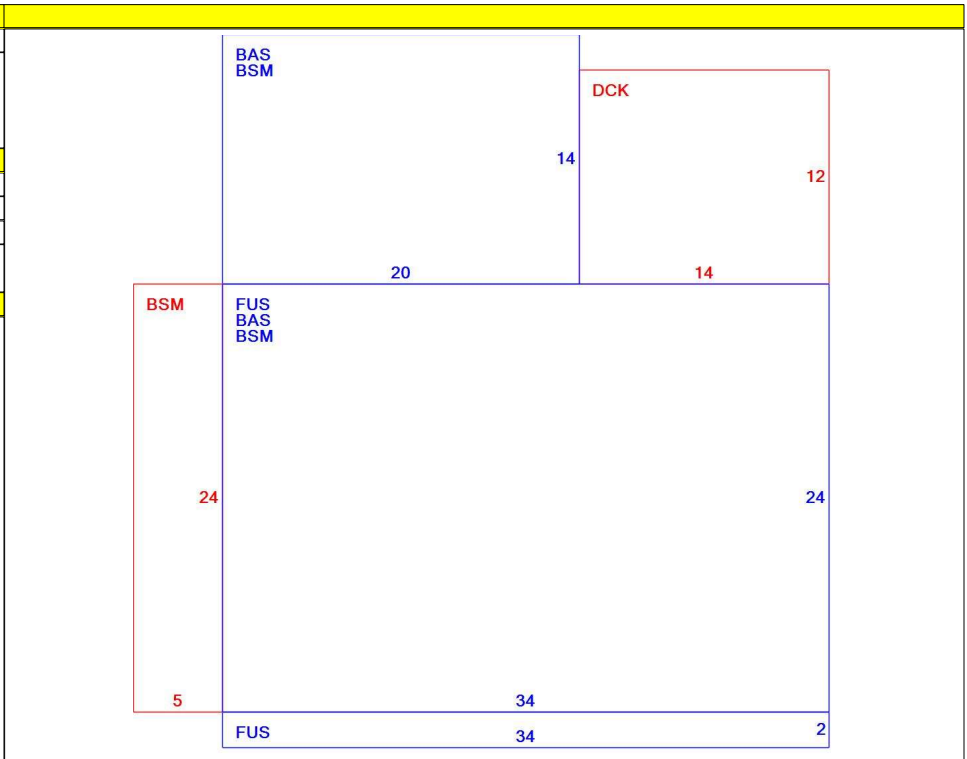
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

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
2016-55	02-29-2016	RM	Remodel	22,340		100		REMODEL KITCHEN AREA 325'	08-13-2018	JLF	5		01	Measure - No Entry
26	04-23-2008	MN	Maintenance	18,000		100		REPL 18 WINDOWS	04-12-2013	VGS			20	Field Review
539	10-15-2003	MN	Maintenance	3,200		100		REROOF	11-15-2010	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	0060	1.341			1.0000	11.74	469,400	
1	1010	Single Family	PD	Residual	0.182 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	8,500	
1	1010	Single Family	PD	Undevelop	1.050 AC	2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	2,800	
Total Card Land Units					2.15 AC	Parcel Total Land Area					2.15	Total Land Value					480,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			505,226
Interior Floor 2			Net Other Adj		25,955
Heat Fuel	02	Oil	Replace Cost		531,181
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	7		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 Rcnld		419,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1216		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,096	1,096	1,096	225.55	247,200
BSM	Basement	0	1,216	243	45.07	54,808
DCK	Deck	0	168	17	22.82	3,834
FUS	Finished Upper Story	884	884	884	225.55	199,384
Ttl Gross Liv / Lease Area		1,980	3,364	2,240		505,226

