

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GOODWIN STEPHANIE M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
GOODWIN DARYL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	255,500	255,500	
569 SUMMER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,800	352,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1888 Total Acres .998 Chapter Lan GIS ID F_858819_2842193			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	21,700	21,700	
						Total		630,000	630,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GOODWIN STEPHANIE M		47305 0262	08-11-2016	Q	I	395,000	00	Year	Code	Assessed	Year	Code	Assessed	
DAVIDSON, MARCIA C		9792 0114	06-08-1990	U	I	1	1	2023	1010	193,200	2022	1010	176,400	
									1010	366,900		1010	302,400	
									1010	13,100		1010	13,100	
						Total		573,200	Total		491,900	Total		424,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 255,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Appraised Land Value (Bldg) 352,800			
Special Land Value 0			
Total Appraised Parcel Value 630,000			
Valuation Method C			
Total Appraised Parcel Value 630,000			

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-22-31	12-07-2022	MN	Maintenance	9,850		100	12-07-2022	STRIP & REROOF	05-24-2017	SJD	9		01	Measure - No Entry
12854	06-28-1993	AD	Addition	12,000	09-14-1995	100		INGRN SW POOL 16X34	01-19-2016	JLF	0	1	00	Measure & Listed
12151	12-09-1991	RM	Remodel		09-14-1995	100		INSTALL STOVE	04-12-2013	VGS			20	Field Review
12036	09-20-1991	AD	Addition	16,000	09-14-1995	100		1 STY FMLY RM W/DECK	07-31-2007	BSB		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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,800
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			352,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	768				
Model	01	Residential				Bsmt Type	04	Full			
Grade	03	Average				Unfin Area					
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Own	
Exterior Wall 1	11	Clapboard						B		S	
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		325,701			
Heat Fuel	03	Gas				Replace Cost		10,500			
Heat Type	04	Forced Air-Duc				Year Built		1968			
AC Type	01	None				Effective Year Built		1997			
Bedrooms	4					Depreciation Code		G			
Full Baths	1					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	0					Depreciation %		24			
Total Rooms	8					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		76			
Gas Fireplaces	0					Cns Sect Rcnd		255,500			
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	768					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	48	21.00	1980	A	70	C	1.00	700
SPL1	Ing Pool - Ave	L	544	64.00	1993	P	35	C	1.00	12,200
SHD1	Shed	L	64	21.00	1993	A	70	C	1.00	900
PTO	Patio	L	350	15.00	2016	E	100	B	1.50	7,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	158.03	166,880
BSM	Basement	0	768	154	31.69	24,337
DCK	Deck	0	192	19	15.64	3,003
FUS	Finished Upper Story	832	832	832	158.03	131,481
Ttl Gross Liv / Lease Area		1,888	2,848	2,061		325,701

