

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DRUMMEY MARY G TRUSTEE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
MARY G DRUMMEY LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	167,000	167,000
42 FORDVILLE RD				0 Light		RES LAND	1010	354,600	354,600
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1306 Total Acres 1.048 Chapter Lan			Cyclical 2 Exemption W District Res Exem				
GIS ID F_861145_2840702		Assoc Pid#						Total 521,600 521,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DRUMMEY MARY G TRUSTEE		51641 141	09-16-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
DRUMMEY MARY G TT		20543 0012	09-17-2001	U	I	100	1F	2023	1010	179,800	2022	1010	163,500
									1010	368,700		1010	303,900
								Total		548,500	Total		467,400
								Total			Total		413,700

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)			167,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			354,600
Special Land Value			0
Total Appraised Parcel Value			521,600
Valuation Method			C
Total Appraised Parcel Value			521,600

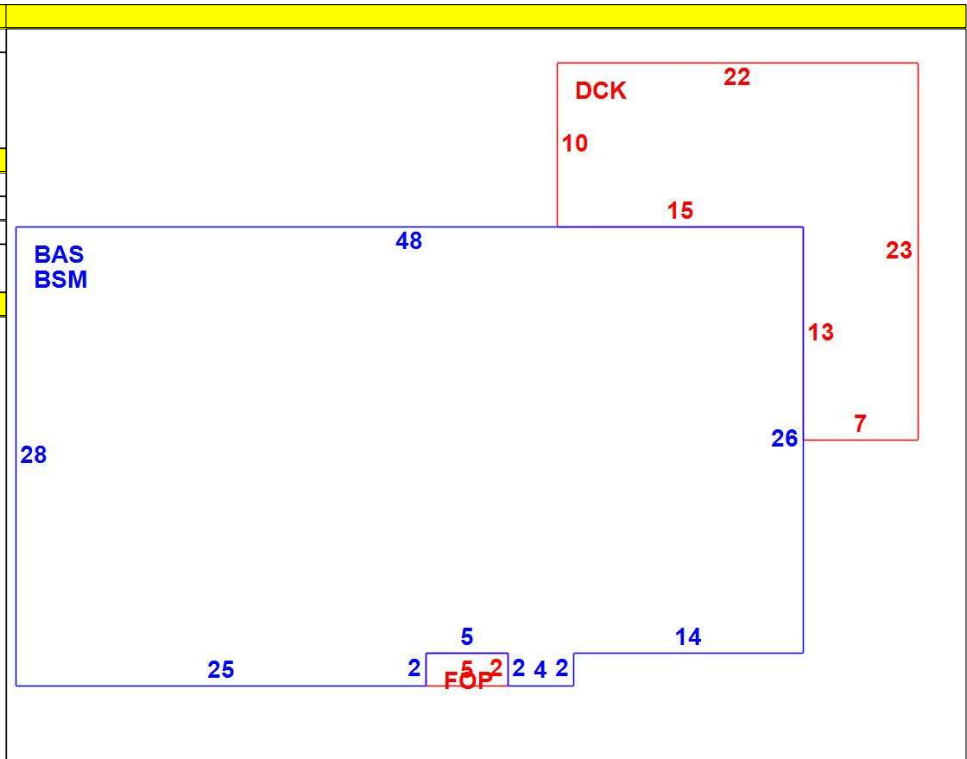
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
										01-04-2022	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										07-17-2007	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	350,000
1	1010	Single Family	WP	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0000	4,600
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value					354,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1306	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	25	Vinyl Siding			B S
Roof Structure	03	Gable	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	14	Carpet			222,256
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		235,256
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	4		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		71
Gas Fireplaces	0		Cns Sect Rcnld		167,000
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	1306		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	1,306	1,306	1,306	138.91	181,416
BSM	Basement	0	1,306	261	27.76	36,256
DCK	Deck	0	311	31	13.85	4,306
FOP	Open Porch	0	10	2	27.78	278
Ttl Gross Liv / Lease Area		1,306	2,933	1,600		222,256

