

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MOREAU DONALD A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MOREAU CAROLYN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	374,000	374,000	
24 OLDE PASTURE RD				0 Light		RES LAND	1010	352,400	352,400	
			<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	6,500	6,500	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1928 Total Acres .988 Chapter Lan	Cyclical Exemption W District Res Exem	4					<b>VISION</b>
			GIS ID F_862306_2839958	Assoc Pid#		Total 732,900 732,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOREAU DONALD A		4172 0010	06-21-1976	U	I	48,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	298,300	2022	1010	278,800	2021	1010	262,700
									1010	366,500		1010	302,100		1010	252,000
									1010	4,300		1010	4,300		1010	4,300
								Total		669,100	Total		585,200	Total		519,000

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

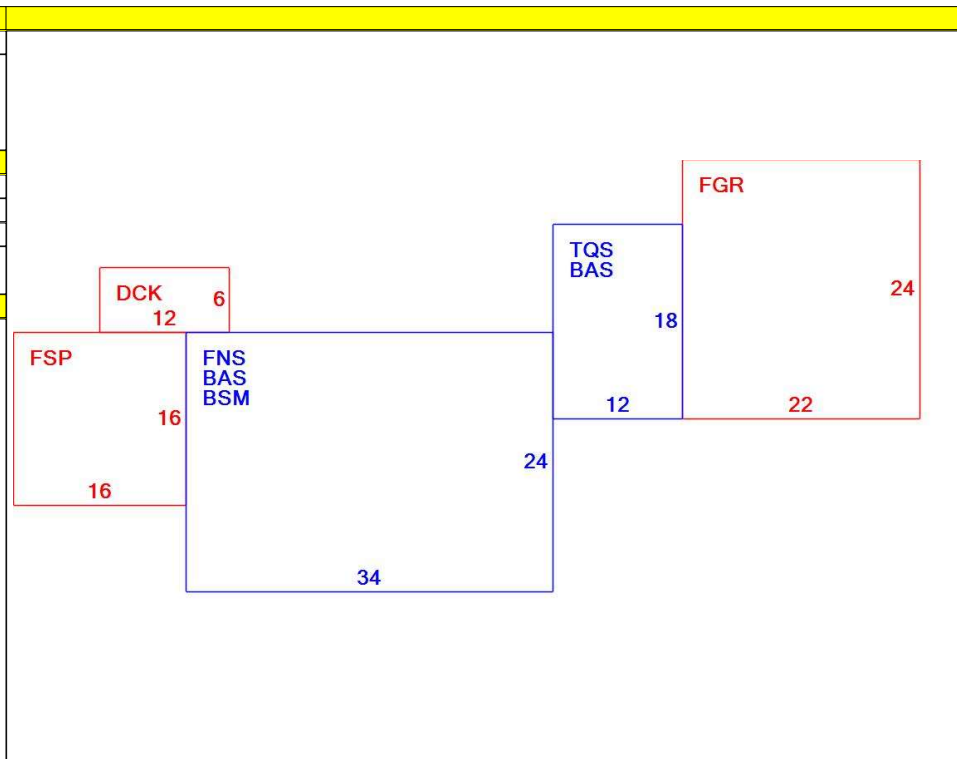
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			374,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			6,500
Appraised Land Value (Bldg)			352,400
Special Land Value			0
Total Appraised Parcel Value			732,900
Valuation Method			C
Total Appraised Parcel Value			732,900

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
2018-214	10-12-2018	MN	Maintenance	14,500		100		REROOF	09-10-2018	SJD	6		20	Field Review
2017-137	05-05-2017	RM	Remodel	8,550	08-20-2018	100		REMODEL 2ND FLR BATHROO	08-20-2018	JLF	5		01	Measure - No Entry
102	05-07-2010	RM	Remodel	15,925		100		366'FIN BASEMENT	04-12-2013	VGS			20	Field Review
									06-28-2010	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.070 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	2,400
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			352,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			465,660
Interior Floor 2			Net Other Adj		26,423
Heat Fuel	03	Gas	Replace Cost		492,084
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
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		76
Gas Fireplaces	0		Cns Sect Rcnld		374,000
Sq Ft Fin Bsmt	393		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	440	21.00	1980	A	70	C	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	197.31	203,628
BSM	Basement	0	816	163	39.41	32,162
DCK	Deck	0	72	7	19.18	1,381
FGR	Garage	0	528	211	78.85	41,633
FNS	Finished 90% Story	734	816	734	177.49	144,828
FSP	Screened Porch	0	256	51	39.31	10,063
TQS	Three Quarter Story	162	216	162	147.99	31,965
Ttl Gross Liv / Lease Area		1,928	3,736	2,360		465,660

