

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FINDLEY DEBORAH B & JOHN A TT DEBORAH B FINDLEY LIVING TRUST 128 BIANCA RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	384,300	384,300	
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2098 Total Acres .98 Chapter Lan GIS ID F_863486_2841735		Cyclical 4 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	352,200	352,200	
						RESIDNTL	1010	82,600	82,600			
						Total		819,100	819,100			

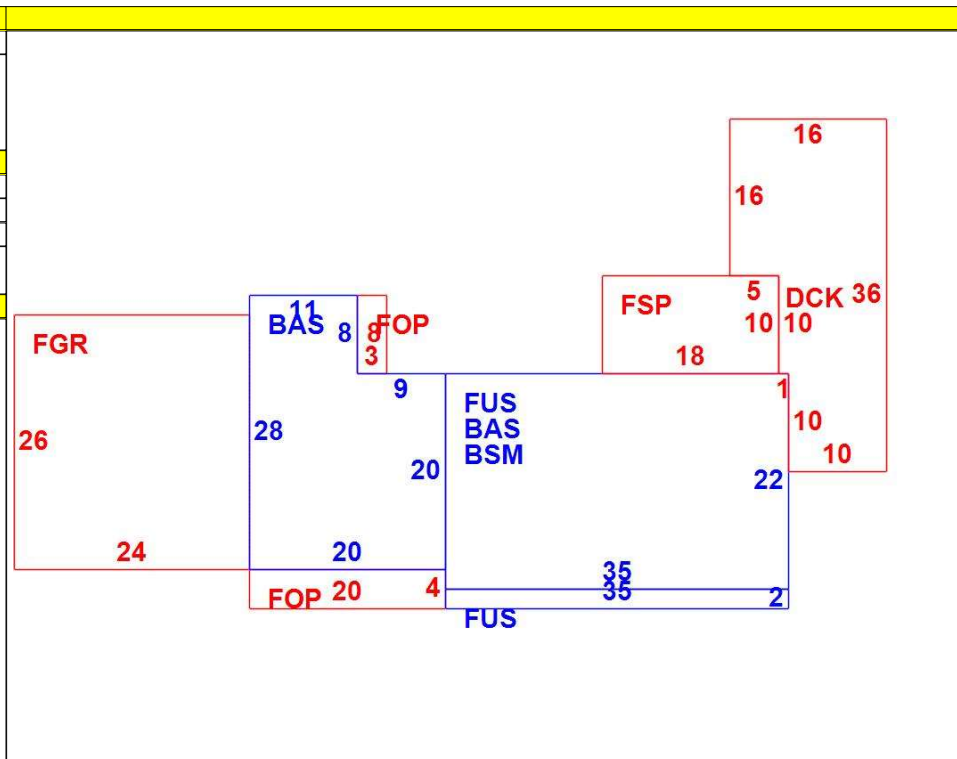
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FINDLEY DEBORAH B & JOHN A TT FINDLEY JOHN A BUNSON STANLEY N		50488 0148	11-05-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17097 0030	01-29-1999	Q	I	230,000	00	2023	1010	290,400	2022	1010	266,700	2021	1010	242,800
		3743 0044	03-21-1990	Q	I	178,500	00		1010	504,300		1010	320,400		1010	311,300
									1010	52,400		1010	52,400		1010	49,000
								Total		847,100	Total		639,500	Total		603,100

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)				384,300				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				82,600				
										Appraised Land Value (Bldg)				352,200				
										Special Land Value				0				
										Total Appraised Parcel Value				819,100				
										Valuation Method				C				
										Total Appraised Parcel Value				819,100				

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
BPO-23-97	03-28-2023	AD	Addition	28,000		0		CONSTRUCT 2ND FL BATHRM		07-19-2023	SJT	2		06	Inspection Only
BPO-222-17	05-02-2022	RM	Remodel	24,860		100	06-23-2022	RENOVATE EXISTING 79 SF M		05-28-2020	SJT	5		20	Field Review
BP-19-373	11-07-2019	RM		30,800	05-28-2020	100		Remove & Replace 2 Windows &		09-12-2018	SJD			20	Field Review
2016-148	05-12-2016	AD	Addition	25,000	08-15-2018	100		24' X 26' DETACHED GARAGE		08-15-2018	JLF	5		01	Measure - No Entry
2013-0087	05-21-2013	MN	Maintenance	16,900	07-17-2013	100		REPLACE VINYL SIDING		07-17-2013	BH			01	Measure - No Entry
225	11-18-2009	AD	Addition	13,000	08-08-2010	100		FINISHED BASEMENT		04-12-2013	VGS			20	Field Review
505	12-19-2001	MN	Maintenance	9,900	07-27-2002	100		REPLACE WINDOWS		02-05-2013	AO	6	6	30	Quality Control

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	0.063	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	2,200
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	770	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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	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	12	Hardwood			493,366
Interior Floor 2			Net Other Adj		47,840
Heat Fuel	03	Gas	Replace Cost		541,205
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		384,300
Sq Ft Fin Bsmt	700		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	770		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
SPL2	Ing Pool-Good	L	903	89.00	1980	G	85	C	1.00	68,300
SHD1	Shed	L	120	21.00	2005	G	85	C	1.00	2,100
SHD1	Shed	L	96	21.00	2013	G	85	C	1.00	1,700
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,258	1,258	1,258	189.68	238,621
BSM	Basement	0	770	154	37.94	29,211
DCK	Deck	0	466	47	19.13	8,915
FGR	Garage	0	624	250	75.99	47,421
FOP	Open Porch	0	104	16	29.18	3,035
FSP	Screened Porch	0	180	36	37.94	6,829
FUS	Finished Upper Story	840	840	840	189.68	159,334
Ttl Gross Liv / Lease Area		2,098	4,242	2,601		493,366

