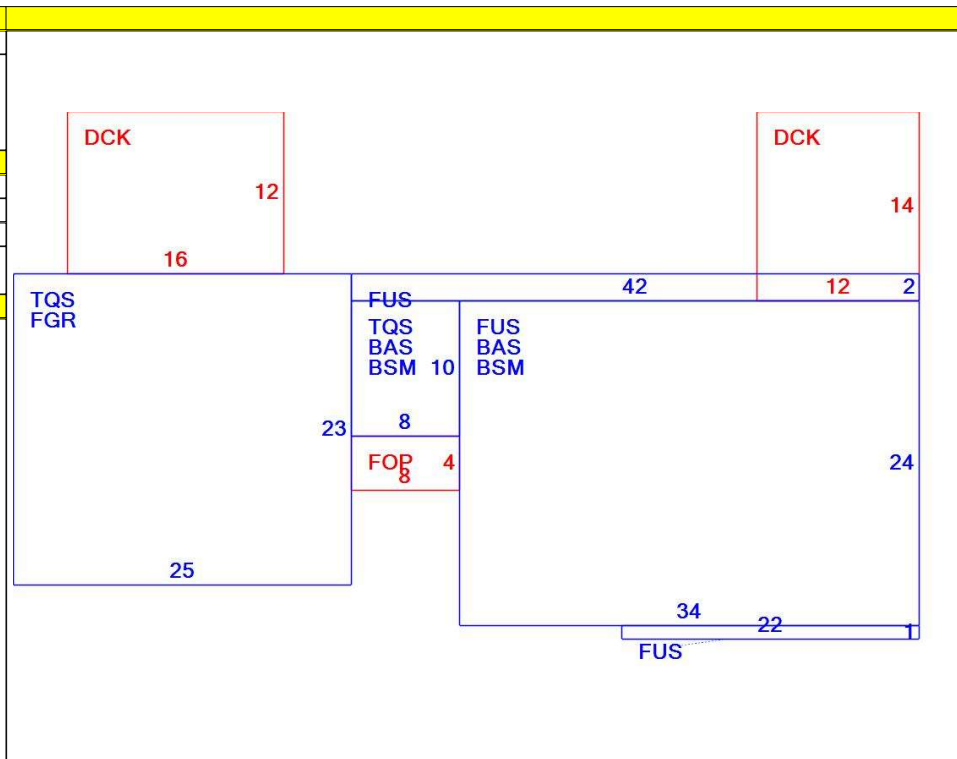


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
CARNEY DONALD J CARNEY KATHLEEN B 164 BOLAS RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 431,000 431,000 RES LAND 1010 351,500 351,500 RESIDNTL 1010 35,800 35,800						
		0	No Sewer	0	Paved	0	Average											
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2309 Total Acres .958 Chapter Lan GIS ID F_863940_2841632		Cyclical Exemption W District Res Exem Assoc Pid#		4		Total						818,300	818,300	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CARNEY DONALD J		13831	0272	09-15-1995	Q	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
										2023	1010	329,200	2022	1010	301,600	2021	1010	273,600
											1010	505,800		1010	321,400		1010	311,300
											1010	19,600		1010	19,600		1010	19,600
		Total								Total	854,600	Total	642,600	Total	604,500			
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)		431,000						
0050										Appraised Xf (B) Value (Bldg)		0						
										Appraised Ob (B) Value (Bldg)		35,800						
										Appraised Land Value (Bldg)		351,500						
										Special Land Value		0						
										Total Appraised Parcel Value		818,300						
										Valuation Method		C						
										Total Appraised Parcel Value		818,300						
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			
2015-120	06-12-2015	MN	Maintenance	15,000		100		STRIP & REROOF		09-12-2018	SJD			20	Field Review			
										04-12-2013	VGS			20	Field Review			
										07-18-2007	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	0.044 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.78	1,500	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					351,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	896	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		
Heat Fuel	03	Gas	Condo Unit		
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	01	None	Net Other Adj		512,180
Bedrooms	4		Replace Cost		33,410
Full Baths	2		Year Built		1975
Half Baths	1		Effective Year Built		2000
Extra Fixtures	0		Depreciation Code		G
Total Rooms	7		Remodel Rating		
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		21
Extra Kitchens	0		Functional Obsol		
Fireplaces	1		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	408		Condition %		
FBM Quality	04	Above Average	Percent Good		79
Foundation	06	Poured Conc	Cns Sect Rcnld		431,000
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	896		Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			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
SPL1	Ing Pool - Ave	L	800	64.00	1983	A	70	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	185.64	166,333
BSM	Basement	0	896	179	37.09	33,230
DCK	Deck	0	360	36	18.56	6,683
FGR	Garage	0	575	230	74.26	42,697
FOP	Open Porch	0	32	5	29.01	928
FUS	Finished Upper Story	922	922	922	185.64	171,160
TQS	Three Quarter Story	491	655	491	139.16	91,149
Ttl Gross Liv / Lease Area		2,309	4,336	2,759		512,180



164 BOLAS RD

