

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DEGRENIER GAIL M TT GAIL M DEGRENIER TRUST OF 2009 59 CHRISTINA CT  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	501,400	501,400	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	354,600	354,600	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3064 Total Acres 1.048 Chapter Lan GIS ID F_868125_2841814		Cyclical 4 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	24,900	3,900	
						Total				880,900	859,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DEGRENIER GAIL M TT		55139 242	06-14-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
DEGRENIER GAIL M		43112 0283	05-28-2013	U	I	1	1A	2023	1010	397,900	2022	1010	371,100
DEGRENIER GAIL M TT		37837 0091	10-22-2009	U	I	100	1A		1010	368,700		1010	303,900
DEGRENIER GAIL M		35698 0200	03-07-2008	U	I	292,501	1A		1010	2,600		1010	2,600
DEGRENIER FAMILY RLTY TRUST		14935 0117	01-28-1997	U	I	100	1F	Total		769,200	Total		677,600
								Total			Total		585,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

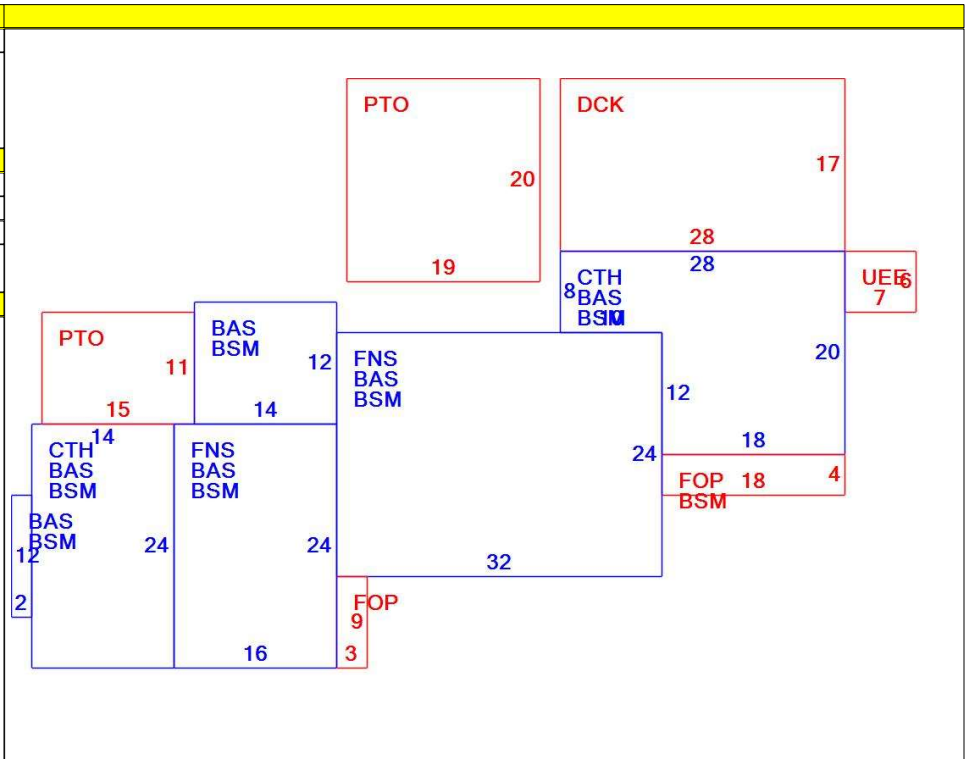
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										501,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										24,900			
Appraised Land Value (Bldg)										354,600			
Special Land Value										0			
Total Appraised Parcel Value										880,900			
Valuation Method										C			
Total Appraised Parcel Value										880,900			

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
QPO-23-13	06-05-2023	MN	Maintenance	16,000		100		Roof Replacement		06-01-2017	SJD	10	1	00	Measure & Listed
2015-170	06-16-2015	MS	Miscellaneous	13,000		100		INSTALL SOLAR ELECTRIC PA		04-12-2013	VGS			20	Field Review
359	07-17-2003	AD	Addition	12,000		100		16 X 27 DECK		02-05-2013	AO	6	6	30	Quality Control
141	04-15-2003	AD	Addition	2,500		100		24' ABOVE GRND POOL		08-08-2007	BSB		1	00	Measure & Listed
14132	07-25-1996	NC	New Construct	3,500	08-06-1997	100		10X14 SHED W PR FOOT							

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	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	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	00	Gambrel	Bsmt Area	2192	
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	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		637,548
Interior Floor 2			Replace Cost		22,230
Heat Fuel	03	Gas	Year Built		659,779
Heat Type	05	Hot Water	Effective Year Built		1968
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		501,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2192		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	120	21.00	1980	A	70	C	1.00	1,800
SHD1	Shed	L	140	21.00	2000	A	70	C	1.00	2,100
SLR	Solar Panels	L	20	1050.00	2010	A	70	C	1.00	21,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,120	2,120	2,120	168.75	357,756
BSM	Basement	0	2,192	438	33.72	73,914
CTH	Cathedral Ceiling	0	776	78	16.96	13,163
DCK	Deck	0	476	48	17.02	8,100
FNS	Finished 90% Story	1,037	1,152	1,037	151.91	174,997
FOP	Open Porch	0	99	15	25.57	2,531
PTO	Patio	0	545	27	8.36	4,556
UEE	Unfin. Enclosed Entry	0	42	15	60.27	2,531
Ttl Gross Liv / Lease Area		3,157	7,402	3,778		637,548

