

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SINCLAIR MATTHEW			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SINCLAIR SUSAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	456,300	456,300	
209 ELM ST		SUPPLEMENTAL DATA			RES LAND	1010	516,000	516,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1863 Total Acres 4.070 Chapter Lan GIS ID F_869442_2834648			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	117,600	117,600	
							Total	1,089,900	1,089,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SINCLAIR MATTHEW		53981 88	12-10-2020	Q	I	845,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COOK JOHN & BARBARA TT		19891 0030	05-25-2001	U	I	1	1F	2023	1010	340,800	2022	1010	284,400	2021	1010	260,700
									1010	503,800		1010	426,400		1010	376,200
									1010	76,500		1010	76,500		1010	49,500
							Total	921,100	Total	787,300	Total	686,400				

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	456,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	117,600
Appraised Land Value (Bldg)	516,000
Special Land Value	0
Total Appraised Parcel Value	1,089,900
Valuation Method	C
Total Appraised Parcel Value	1,089,900

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
EPO-22-402	08-16-2022	EL	Electric			0		STANDBY GENERATOR	05-03-2021	SJD	9		01	Measure - No Entry
BPO-20-27	05-07-2020	RM	Remodel	20,000	08-04-2020	100	05-12-2020	REFURBISH KITCHEN	09-02-2020	SJT	5		20	Field Review
2017-233	11-07-2017	MN	Maintenance	13,750		100		ROOF	08-04-2020	SJT	5		20	Field Review
									04-12-2013	VGS			20	Field Review
									09-26-2007	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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.459 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	22,300
1	1010	Single Family	RC	Undevelop	2.693 AC	2,000.00	1.00000	0	1.00	0070	1.389		1.0000	0.06	7,500
Total Card Land Units					4.07 AC	Parcel Total Land Area					4.07	Total Land Value			516,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

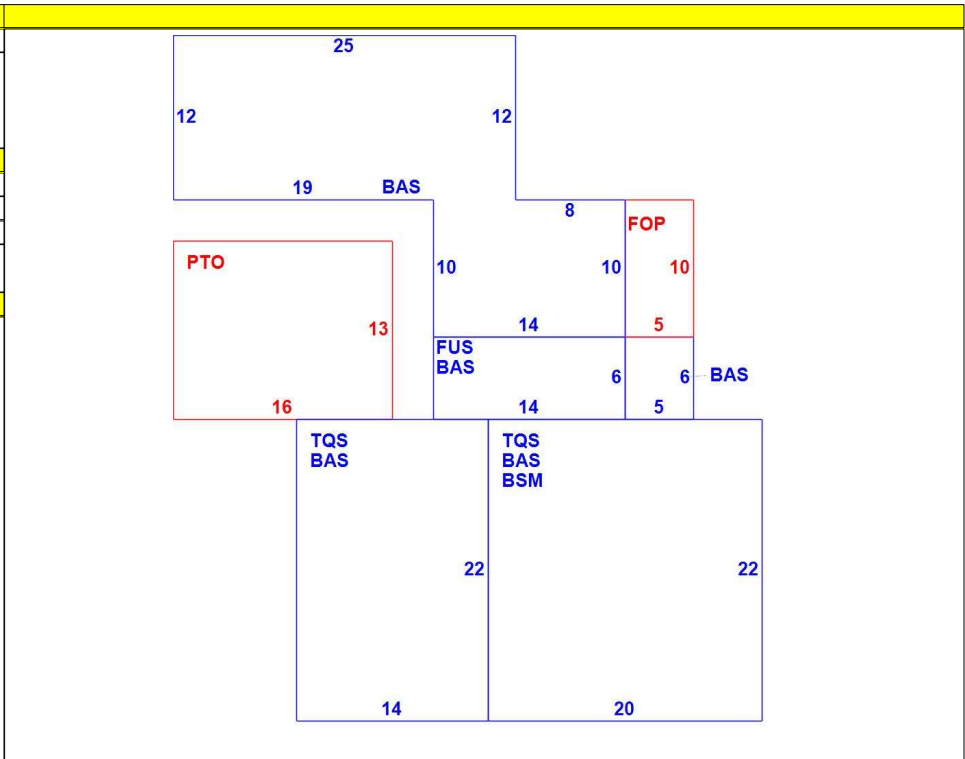
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	440	
Model	01	Residential	Bsmt Type	03	Partial
Grade	07	Very Good	Unfin Area		
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	440				

CONDO DATA

Parcel Id		C		OWNE
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

Net Other Adj	574,840
Replace Cost	25,600
Year Built	600,440
Effective Year Built	1845
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	456,300
Dep % Ovr	
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
BRN9	Barn - Liv Area	L	1,125	123.00	1980	G	85	C	1.00	117,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,302	1,302	1,302	280.00	364,560
BSM	Basement	0	440	88	56.00	24,640
FOP	Open Porch	0	50	8	44.80	2,240
FUS	Finished Upper Story	84	84	84	280.00	23,520
PTO	Patio	0	208	10	13.46	2,800
TQS	Three Quarter Story	561	748	561	210.00	157,080
Ttl Gross Liv / Lease Area		1,947	2,832	2,053		574,840

