

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DANNEMILLER DOUGLAS J DANNEMILLER KRISTINA K 31 WENDELL POND RD DUXBURY MA 02332		8 Sloping	0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	693,400	693,400		
		SUPPLEMENTAL DATA				RES LAND	1010	402,600	402,600		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3244 Total Acres 2.89 Chapter Lan GIS ID F_864536_2837508				Cyclical Exemption W District Res Exem	4	RESIDNTL	1010	53,500	53,500
						Total		1,149,500	1,149,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DANNEMILLER DOUGLAS J		17302 0208	03-31-1999	Q	I	370,000	00	Year	Code	Assessed	Year	Code	Assessed
PASTOR JERRY M		13066 0062	08-04-1994	Q	I	264,000	00	2023	1010	542,400	2022	1010	497,200
MURPHY EDWARD C TRUSTEE		12923 0264	06-02-1994	Q	V	90,000	00		1010	418,400		1010	345,200
									1010	29,600		1010	29,600
						Total		990,400		Total		872,000	
								Total		742,600			

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

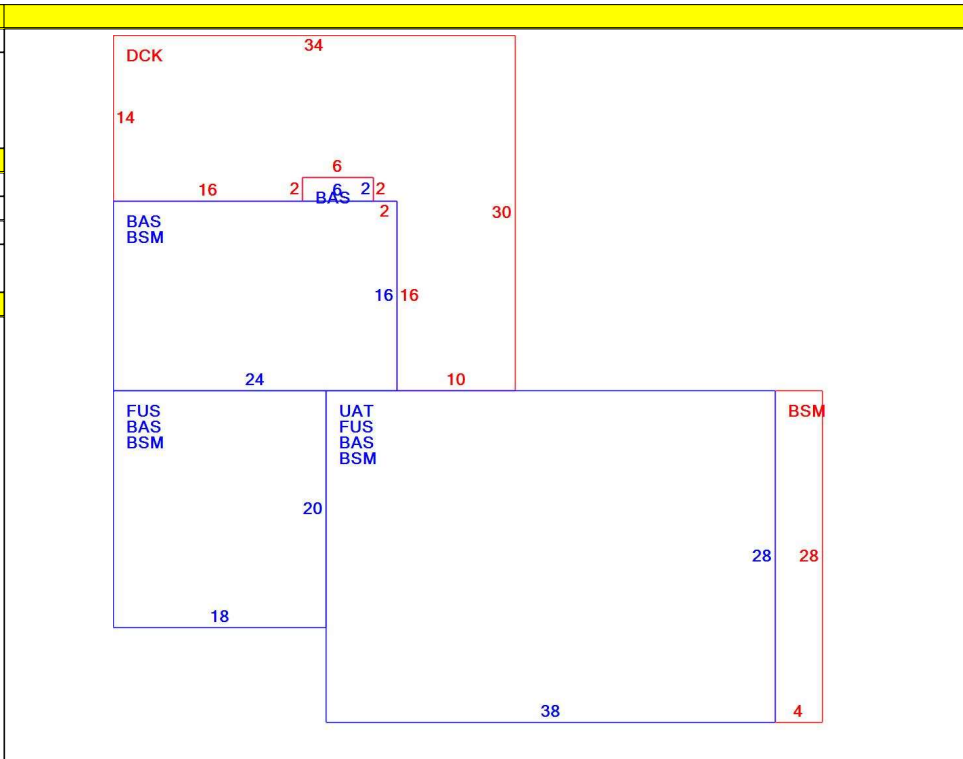
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			693,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			53,500
Appraised Land Value (Bldg)			402,600
Special Land Value			0
Total Appraised Parcel Value			1,149,500
Valuation Method			C
Total Appraised Parcel Value			1,149,500

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
2016-135	05-04-2016	MS	Miscellaneous	40,000	08-20-2018	100		INGROUND POOL 20' X 40' PE	08-20-2018	JLF	5		01	Measure - No Entry
14	01-04-2008	AD	Addition	120,000	06-30-2008	100		1402'AD W/650DECK	04-12-2013	VGS			20	Field Review
13	01-09-2002	RM	Remodel	12,000	04-07-2003	100		FINISH 1 RM IN BASMT	06-30-2008	KP		4	09	Total Refusal
13186	05-17-1994	NC	New Construct	138,000	11-30-1995	100		28X38 SING FAM						

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	POND FRONT + ACCESS ESM	W110,ES95	1.0450	365,800	
1	1010	Single Family	RC	Residual	0.994	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	34,800	
1	1010	Single Family	RC	Undevelop	0.978	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	2,000	
Total Card Land Units					2.89	AC	Parcel Total Land Area					2.89	Total Land Value			402,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1920	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	372.00	Full
Stories	2.35		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	04	Hip			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		763,965
Heat Type	05	Hot Water	Replace Cost		51,765
AC Type	03	Central	Year Built		815,730
Bedrooms	5		Effective Year Built		1994
Full Baths	3		Depreciation Code		2006
Half Baths	1		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	560		Cns Sect Rcnd		693,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1920		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
SHD1	Shed	L	48	21.00	2013	G	85	C	1.00	900
SHD1	Shed	L	80	21.00	2013	G	85	C	1.00	1,400
SPL1	Ing Pool - Ave	L	800	64.00	2016	E	100	C	1.00	51,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,820	1,820	1,820	198.43	361,147
BSM	Basement	0	1,920	384	39.69	76,198
DCK	Deck	0	624	62	19.72	12,303
FUS	Finished Upper Story	1,424	1,424	1,424	198.43	282,568
UAT	Unfinished Attic	0	1,064	160	29.84	31,749
Ttl Gross Liv / Lease Area		3,244	6,852	3,850		763,965

