

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ABELLI LINDA J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
1 GARDNER RD			0 Septic	0 Paved	0 Average	RESIDENTL	1010	527,200	527,200
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	471,700	471,700
Alt Prcl ID		Cyclical 4							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2523		District							
Total Acres .968		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_865866_2838950					Total 998,900 998,900				

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ABELLI LINDA J		16558 0148	08-31-1998	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed
SCANLAN DAVID J JR		13394 0275	01-26-1995	Q	I	272,400	00	2023	1010	412,800	2022	1010	378,600
MURPHY EDWARD C TR		13255 0338	11-10-1994	Q	V	80,000	00		1010	506,300		1010	321,700
								Total		919,100	Total		700,300
								Total			Total		653,900

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	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	527,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	471,700
Special Land Value	0
Total Appraised Parcel Value	998,900
Valuation Method	C
Total Appraised Parcel Value	998,900

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
13464	10-19-1994	NC	New Construct	130,000	09-19-1995	100		26X36 SING FAM DWELL	04-12-2013	VGS			20	Field Review
									08-14-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.06	2,300
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			471,700

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

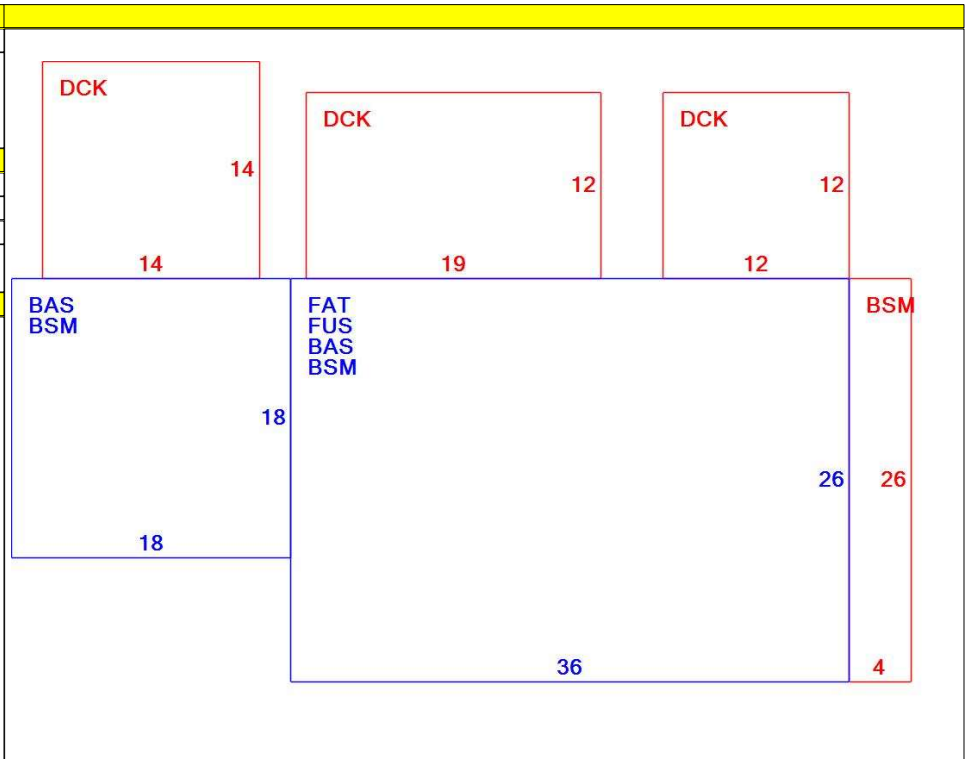
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1364	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		579,101
Interior Floor 2			Replace Cost		41,180
Heat Fuel	02	Oil	Year Built		620,281
Heat Type	05	Hot Water	Effective Year Built		1994
AC Type	01	None	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		527,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	452		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1364		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	206.31	259,946
BSM	Basement	0	1,364	273	41.29	56,322
DCK	Deck	0	568	57	20.70	11,759
FAT	Finished Attic	281	936	281	61.94	57,972
FUS	Finished Upper Story	936	936	936	206.31	193,102
Ttl Gross Liv / Lease Area		2,477	5,064	2,807		579,101



1 GARDNER RD

