

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GOODE JOSEPH L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GOODE CARROLL ANNE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	705,900	705,900
35 GARDNER RD		SUPPLEMENTAL DATA			RES LAND	1010	538,900	538,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2556 Total Acres 4.578 Chapter Lan GIS ID F_865351_2837889			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	46,600	46,600
						Total		1,291,400	1,291,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GOODE JOSEPH L		49985 0125	06-29-2018	U	I	850,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCHAEFFER STEVEN T & MOLLY S		17867 0033	09-15-1999	U	I	220,000	1	2023	1010	554,800	2022	1010	509,600	2021	1010	446,900
									1010	608,700		1010	390,800		1010	377,300
									1010	25,700		1010	25,700		1010	25,700
						Total		1,189,200	Total		926,100	Total		849,900		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES											
8/2018-BSMT 910SF FINISH PER OWNER											

BUILDING PERMIT RECORD														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-394	10-29-2018	RM	Remodel	23,400		100		REMODEL KITCHEN AND 1ST	07-22-2019	SJT	5		01	Measure - No Entry
2018-47	02-26-2018	RM	Remodel	22,600	07-22-2019	100		PERMIT FOR 900' FIN BASEME	11-30-2018	SJD	9	1	07	Measure - Info @ Door
166	11-12-2009	MN	Maintenance	15,000		100		STRIP & REROOF	08-20-2018	JLF	5	1	07	Measure - Info @ Door
78	03-13-2006	MS	Miscellaneous	1,800		100		WOOD FIRED POOL HEAT	04-12-2013	VGS			20	Field Review
69	03-06-2006	MS	Miscellaneous	20,000		100		V IN-GRD POOL 20X50	10-03-2011	KP		1	00	Measure & Listed
413	09-10-1999	NC	New Construct	175,000	04-21-2001	100		2 STY/GAR/PRCH/DECK						

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	LAND COURT PROBLEM		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	3.060	AC 35,000.00	0.47247	5	1.00	0060	1.341			1.0000	0.51	67,900
1	1010	Single Family	RC	Undevelop	0.600	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	1,600
Total Card Land Units					4.58	AC	Parcel Total Land Area					4.58	Total Land Value			538,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1105	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	910				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1105				

CONDO DATA				
Parcel Id		C		Owne
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj	746,763			
Replace Cost	64,560			
Year Built	1999			
Effective Year Built	2008			
Depreciation Code	G			
Remodel Rating				
Year Remodeled				
Depreciation %	13			
Functional Obsol				
External Obsol				
Trend Factor	1.000			
Condition				
Condition %				
Percent Good	87			
Cns Sect Rcnld	705,900			
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
SPL1	Ing Pool - Ave	L	1,000	64.00	2006	A	70	C	1.00	44,800
SHD1	Shed	L	120	21.00	2005	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	21.25	680
BAS	First Floor	1,129	1,129	1,129	226.70	255,949
BSM	Basement	0	1,105	221	45.34	50,102
DCK	Deck	0	600	60	22.67	13,602
FGR	Garage	0	684	274	90.81	62,117
FNS	Finished 90% Story	437	485	437	204.27	99,070
FOP	Open Porch	0	192	29	34.24	6,574
FUS	Finished Upper Story	992	992	992	226.70	224,890
UAT	Unfinished Attic	0	992	149	34.05	33,779
Ttl Gross Liv / Lease Area		2,558	6,211	3,294		746,763

