

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARPENTER J SCOTT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CARPENTER COLLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,157,300	1,157,300	
30 GARDNER RD		SUPPLEMENTAL DATA			RES LAND	1010	496,600	496,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4479 Total Acres 1.5 Chapter Lan GIS ID F_865352_2838355			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	52,900	52,900	
						Total		1,706,800	1,706,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CARPENTER J SCOTT		40088 0053	07-01-2011	Q	I	969,000	00	Year	Code	Assessed	Year	Code	Assessed	
SCANLAN DAVID J JR		22642 0209	08-16-2002	U	I	1	1F	2023	1010	891,000	2022	1010	817,400	
SCANLAN DAVID J JR		18245 0168	01-31-2000	U	V	100	1F		1010	533,000		1010	338,700	
SCANLAN DAVID J JR & MARY ALICE		18245 0166	01-31-2000	Q	V	225,000	00		1010	33,000		1010	34,500	
						Total		1,457,000	Total		1,190,600	Total		1,044,600

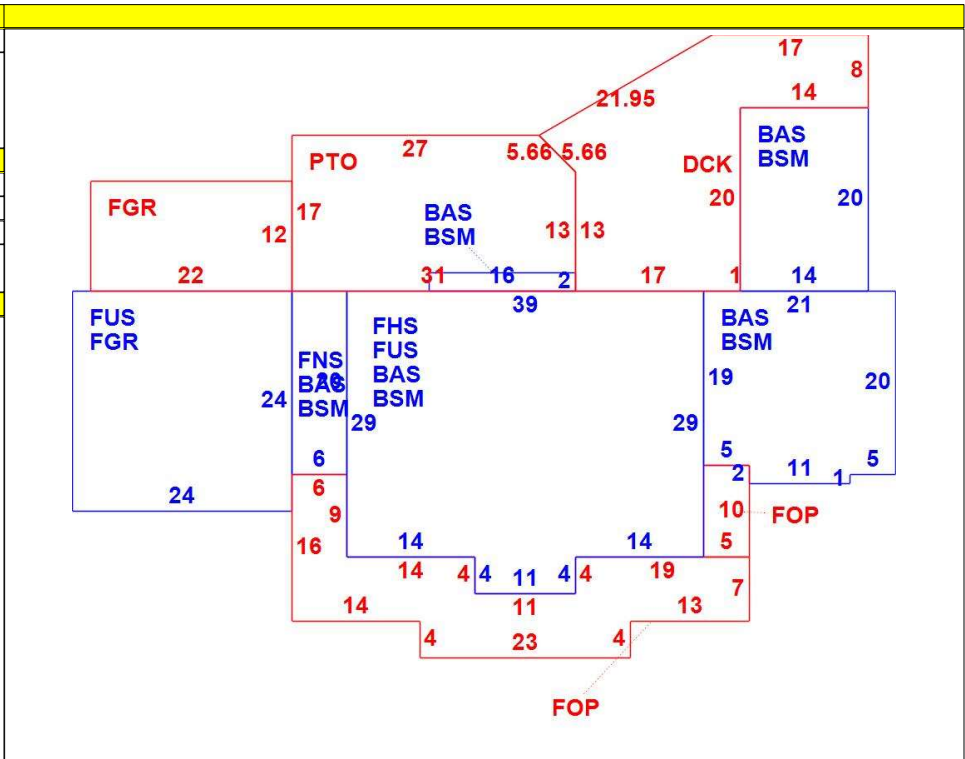
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								Appraised Bldg. Value (Card) 1,157,300				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 52,900				
								Appraised Land Value (Bldg) 496,600				
								Special Land Value 0				
								Total Appraised Parcel Value 1,706,800				
								Valuation Method C				
								Total Appraised Parcel Value 1,706,800				

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-21-10	05-05-2021	MN	Maintenance	32,500		100		Strip and replace roof.	11-01-2021	SJT	10		00	Measure & Listed
127	07-14-2011	RM	Remodel	24,000	03-30-2012	100		CONVERT 600' ATTIC	04-12-2013	VGS			20	Field Review
178	05-15-2002	NC	New Construct	4,800	10-16-2003	100		10X16 UTILITY BLDNG	03-30-2012	KP		1	00	Measure & Listed
429	10-19-2001	NC	New Construct	12,000	07-27-2002	100		POOL & ENCLOSURE						
2000359	09-19-2000	NC	New Construct	307,500	11-27-2001	100		2STY W/GAR/FP/DK/						

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	0.580 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	27,200
Total Card Land Units					1.50 AC	Parcel Total Land Area					1.50	Total Land Value			496,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2033	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,188,832
Interior Floor 2			Replace Cost		1,300,351
Heat Fuel	03	Gas	Year Built		2000
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		11
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		89
Fireplaces	1		Percent Good		
Extra Openings	1		Cns Sect Rcnd		1,157,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1609		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2033		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
PTO	Patio	L	646	15.00	2000	A	70	C	1.00	6,800
SPL2	Ing Pool-Good	L	738	89.00	2000	A	70	C	1.00	46,000
SHD1	Shed	L	10	21.00	2002	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,033	2,033	2,033	220.97	449,237
BSM	Basement	0	2,033	407	44.24	89,936
DCK	Deck	0	564	56	21.94	12,374
FGR	Garage	0	840	336	88.39	74,247
FHS	Finished Half Story	588	1,175	588	110.58	129,932
FNS	Finished 90% Story	108	120	108	198.88	23,865
FOP	Open Porch	0	502	75	33.01	16,573
FUS	Finished Upper Story	1,751	1,751	1,751	220.97	386,923
PTO	Patio	0	519	26	11.07	5,745
Ttl Gross Liv / Lease Area		4,480	9,537	5,380		1,188,832

