

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHAISSON JANE A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CHAISSON SCOTT S			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	696,800	696,800
20 TINKERS LEDGE RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	493,500	493,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3820 Total Acres 1.068 Chapter Lan GIS ID F_868051_2836044			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	1,190,300	1,190,300	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHAISSON JANE A		44468 0296	06-27-2014	Q	I	687,500	00	Year	Code	Assessed	Year	Code	Assessed
MONAGHAN MARTIN & JENNIFER		28566 0138	06-30-2004	Q	I	772,500	00	2023	1010	529,700	2022	1010	484,500
PIERDINOCK MICHAEL J		16784 0272	11-05-1998	Q	I	386,250	00		1010	482,100	2021	1010	406,800
						Total	1,011,800	Total	891,300	Total	773,400		

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

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 696,800  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 493,500  
 Special Land Value 0  
 Total Appraised Parcel Value 1,190,300  
 Valuation Method C  
 Total Appraised Parcel Value 1,190,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

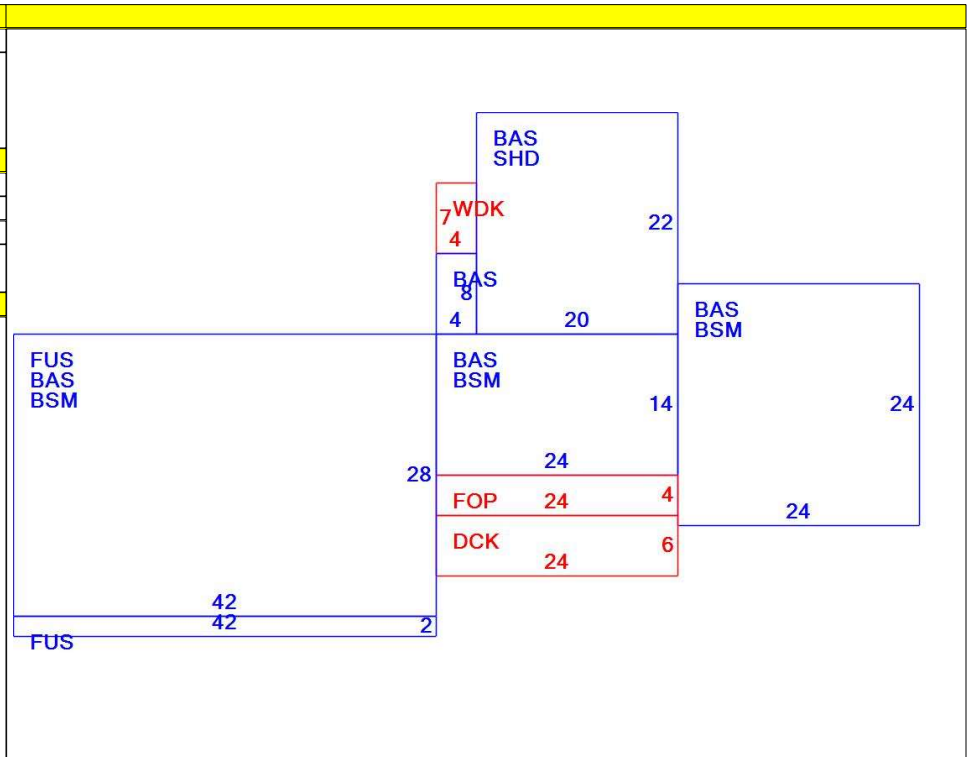
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
QP-20-18	02-24-2020	MN		6,276		100		INSULATION/WEATHERIZATIO				07-16-2015	SJD	9		01	Measure - No Entry
314	10-02-2007	RM	Remodel	23,000	08-04-2008	100		RM 14X20 SUNROOM				04-12-2013	VGS			20	Field Review
20010191	05-22-2001	RM	Remodel	5,000	06-12-2002	100		TWO BATHROOMS				08-04-2008	KP		1	09	Total Refusal
20000510	12-27-2000	NC	New Construct	5,000	06-12-2002	100		10X24 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	WP	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			12.16	486,200
1	1010	Single Family	WP	Residual	0.150	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.12	7,300
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value		493,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2088	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	2088				

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

COST / MARKET VALUATION		
Net Other Adj		840,404
Replace Cost		41,615
Year Built		882,020
Effective Year Built		1981
Depreciation Code		2000
Remodel Rating		G
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnld		696,800
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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,560	2,560	2,560	190.01	486,420
BSM	Basement	0	2,088	418	38.04	79,423
DCK	Deck	0	144	14	18.47	2,660
FOP	Open Porch	0	96	14	27.71	2,660
FUS	Finished Upper Story	1,260	1,260	1,260	190.01	239,410
SHD	Attached Shed	0	440	154	66.50	29,261
WDK	Deck	0	28	3	20.36	570
Ttl Gross Liv / Lease Area		3,820	6,616	4,423		840,404

