

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CONGDON MARY E DUNNE 19 TINKERS LEDGE RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	538,100	538,100
				0	Medium			RES LAND	1010	477,500	477,500
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2640 Total Acres .85 Chapter Lan GIS ID F_867871_2835843				Cyclical 6 Exemption W District Res Exem Assoc Pid#							
						Total		1,015,600		1,015,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CONGDON MARY E DUNNE		57449 250	11-23-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed		
CONGDON JOHN		29559 0232	11-30-2004	Q	I	650,000	00	2023	1010	414,100	2022	1010	380,600		
CENDANT MOBILITY FINANCIAL CORP		29559 0230	11-30-2004	U	I	650,000	1		1010	466,900		1010	396,000		
MCCONNAUGHEY KEVIN B		15360 0290	07-30-1997	Q	I	360,000	00								
AUDA GREGORY S		12772 0066	03-31-1994	Q	I	342,000	00								
								Total		881,000		Total		776,600	
										Total		Total		694,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

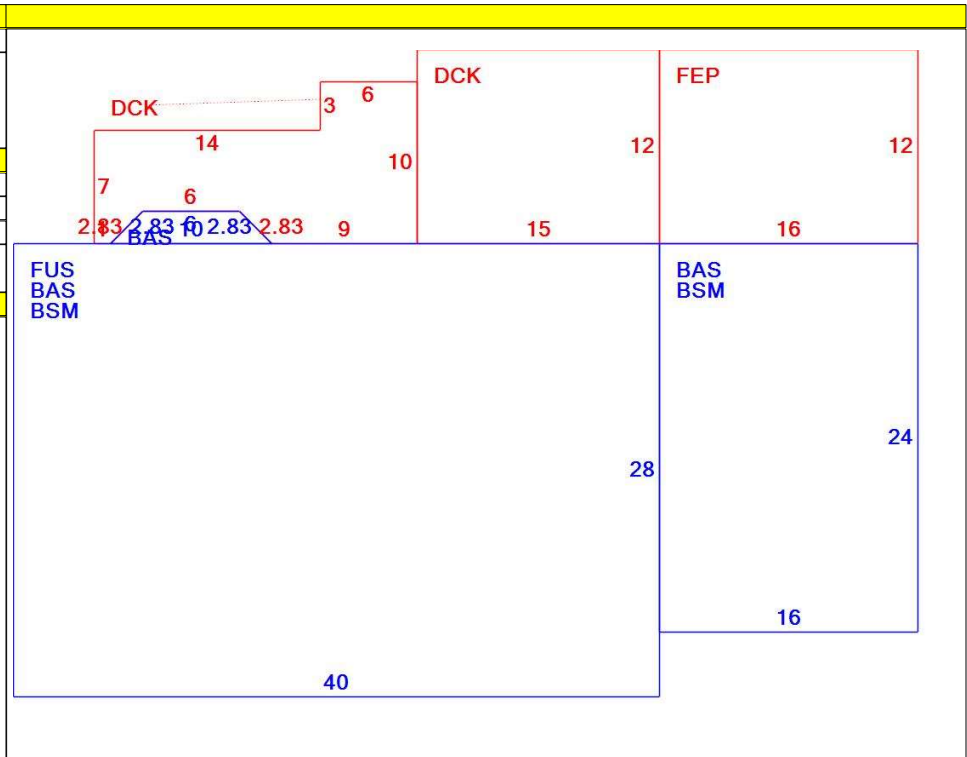
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	538,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	477,500
Special Land Value	0
Total Appraised Parcel Value	1,015,600
Valuation Method	C
Total Appraised Parcel Value	1,015,600

NOTES									

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
125	08-09-2010	MN	Maintenance	5,200		100		WOOD SIDING	11-25-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-23-2007	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	PD	Primary	37,026 SF	9.28	1.00000	5	1.00	0070	1.389		1.0000	12.90	477,500
Total Card Land Units					0.85	AC	Parcel Total Land Area					0.85	Total Land Value		477,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			623,417
Interior Floor 2			Net Other Adj		57,710
Heat Fuel	03	Gas	Replace Cost		681,126
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		538,100
Sq Ft Fin Bsmt	876		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1504		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	1,520	1,520	1,520	201.88	306,863	
BSM	Basement	0	1,504	301	40.40	60,767	
DCK	Deck	0	322	32	20.06	6,460	
FEP	Finished Enclosed Porch	0	192	115	120.92	23,217	
FUS	Finished Upper Story	1,120	1,120	1,120	201.88	226,110	
Ttl Gross Liv / Lease Area		2,640	4,658	3,088		623,417	

