

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DURNAN JOHN F		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	
DURNAN RUTHANNE J		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	526,600	526,600	
4 CHERRY LN				0	Light			RES LAND	1010	532,400	532,400	
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		6						
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 2464				District								
Total Acres 1.868				Res Exem								
Chapter Lan												
DUXBURY	MA	02332	GIS ID F_868861_2834822		Assoc Pid#							
									Total		1,059,000	1,059,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DURNAN JOHN F		5352 0092	05-16-1983	U	I	133,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	400,000	2022	1010	379,700	2021	1010	341,900
									1010	520,100		1010	438,900		1010	338,100
								Total		920,100	Total		818,600	Total		680,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0070												
NOTES												
						Appraised Bldg. Value (Card)						526,600
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						0
						Appraised Land Value (Bldg)						532,400
						Special Land Value						0
						Total Appraised Parcel Value						1,059,000
						Valuation Method						C
						Total Appraised Parcel Value						1,059,000

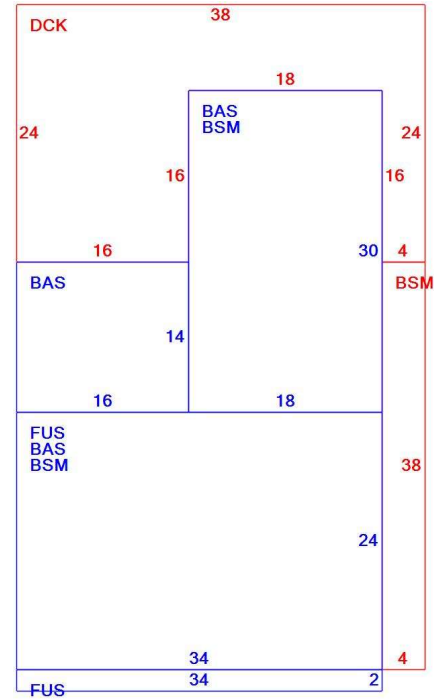
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
514	11-27-2002	AD	Addition	30,000	03-06-2004	100		13X16 ADD/15X16 DECK		11-05-2020	SJT	10		20	Field Review
467	10-29-2002	AD	Addition	5,000	03-06-2004	100		FNDTN FOR 13X13 ADD		04-12-2013	VGS			20	Field Review
										03-06-2004	KP		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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.950	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	46,200
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value			532,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1508	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	3				
Bsmt Area	1508				

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

COST / MARKET VALUATION		
Net Other Adj		636,458
Replace Cost		30,080
Year Built		1983
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		79
Cns Sect Rcnd		526,600
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	1,580	1,580	1,580	225.06	355,588
BSM	Basement	0	1,508	302	45.07	67,967
DCK	Deck	0	624	62	22.36	13,953
FUS	Finished Upper Story	884	884	884	225.06	198,950
Ttl Gross Liv / Lease Area		2,464	4,596	2,828		636,458

