

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PITTSLEY RYAN STEPHEN		0	Water	0	Two-Way	0	Very Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PLETCHER AMBER DAWN		0	Septic	0	Paved	0	Average	RESIDNTL	1010	723,100	723,100	
100 SUMMER ST				0	Medium			RES LAND	1010	378,000	378,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	6,700	6,700	
Alt Prcl ID		Cyclical		4								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3368		District										
Total Acres 6.208		Res Exem										
Chapter Lan												
GIS ID F_863361_2837026		Assoc Pid#										
									Total	1,107,800	1,107,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PITTSLEY RYAN STEPHEN		55659 194	09-15-2021	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BYRNE ROBERT A		8615 0327	07-29-1988	Q	I	8,000	00	2023	1010	559,800	2022	1010	511,100	2021	1010	431,200
									1010	399,900		1010	332,200		1010	278,100
									1010	4,500		1010	4,500		1010	4,500
									Total	964,200	Total	847,800	Total	713,800		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										723,100	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										6,700	
Appraised Land Value (Bldg)										378,000	
Special Land Value										0	
Total Appraised Parcel Value										1,107,800	
Valuation Method										C	
Total Appraised Parcel Value										1,107,800	

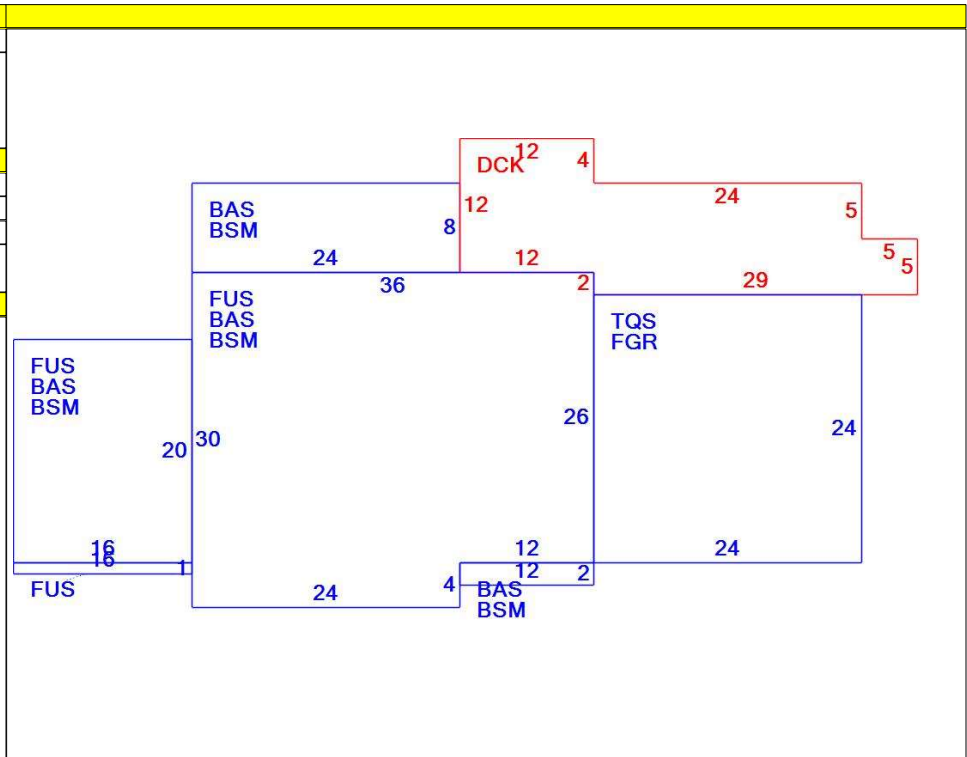
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-22	07-24-2023	MN	Maintenance	7,000		100		WEATHERIZATION/AIR SEALIN		04-12-2013	VGS			20	Field Review
QP-20-39	06-23-2020	MN	Maintenance	16,465		100		Strip and re-roof		11-28-2007	BSB			01	Measure - No Entry
2015-126	05-18-2015	MS	Miscellaneous	7,600		100		CONSTRUCT A 252' UTILITY BL							
13101	02-24-1994	NC	New Construct	161,000	11-30-1995	100		24X24 2STY/ATT GAR							

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	0050	1.000		WT95	0.9500	8.75	332,500	
1	1010	Single Family	WP	Residual	1.390	AC 35,000.00	0.77553	5	1.00	0050	1.000			1.0000	0.62	37,700	
1	1010	Single Family	WP	Undevelop	3.900	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	7,800	
Total Card Land Units					6.21	AC	Parcel Total Land Area				6.21	Total Land Value				378,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1568	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1568				

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

COST / MARKET VALUATION	
Net Other Adj	823,362
Replace Cost	27,360
Year Built	1994
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	723,100
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
SHD1	Shed	L	252	21.00	2015	G	85	B	1.50	6,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,568	1,568	1,568	208.29	326,596
BSM	Basement	0	1,568	314	41.71	65,402
DCK	Deck	0	409	41	20.88	8,540
FGR	Garage	0	576	230	83.17	47,906
FUS	Finished Upper Story	1,368	1,368	1,368	208.29	284,938
TQS	Three Quarter Story	432	576	432	156.22	89,980
Ttl Gross Liv / Lease Area		3,368	6,065	3,953		823,362

