

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CURLEY MICHAEL F & TERESA A TR CURLEY FAMILY LIVING TRUST 377 AUTUMN AVE  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	240,100	240,100	
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	304,800	304,800	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1266 Total Acres .44 Chapter Lan GIS ID F_861619_2837855		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	1,800	1,800	
						Total				546,700	546,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CURLEY MICHAEL F & TERESA A TRUST		53182 324	08-03-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CURLEY MICHAEL F		4656 0083	05-15-1979	U	I	42,000	1	2023	1010	179,100	2022	1010	115,200	2021	1010	115,000
									1010	316,700		1010	266,600		1010	215,100
									1010	1,200		1010	1,200		1010	1,200
		Total						Total		497,000	Total		383,000	Total		331,300

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			
			Total				0.00					
								Appraised Bldg. Value (Card) 240,100				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,800				
								Appraised Land Value (Bldg) 304,800				
								Special Land Value 0				
								Total Appraised Parcel Value 546,700				
								Valuation Method C				
								Total Appraised Parcel Value 546,700				

ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Nbhd Name	B			
0050					

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
BPO-21-28	02-02-2021	MN	Maintenance	4,000		100		Weatheriation & air sealing under	11-18-2021	SJT	10		01	Measure - No Entry
21	11-20-2008	MS	Miscellaneous	3,300		100		10X10 UTILITY BLDG	04-12-2013	VGS			20	Field Review
119990548	12-01-1999	RM	Remodel	3,500	01-01-2000	100		RM BATHROOM	06-08-2009	KP		1	00	Measure & Listed
14439	04-23-1997	RM	Remodel		05-20-1998	100		REMODEL KITCHEN						

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	19,166 SF	15.90	1.00000	5	1.00	0050	1.000		1.0000	15.90	304,800
Total Card Land Units					0.44 AC	Parcel Total Land Area					0.44	Total Land Value			304,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	624	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	54.00	N/A
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			334,304
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		347,954
Heat Type	05	Hot Water	Year Built		1948
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	6		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		69
Gas Fireplaces	0		Cns Sect Rcnld		240,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	624		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	100	21.00	2008	G	85	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	678	678	678	233.78	158,502	
BSM	Basement	0	648	130	46.90	30,391	
DCK	Deck	0	168	17	23.66	3,974	
FNS	Finished 90% Story	562	624	562	210.55	131,384	
FOP	Open Porch	0	15	2	31.17	468	
UBS	Unfinished First Fl	0	54	27	116.89	6,312	
UHS	Unfinished Half Story	0	54	14	60.61	3,273	
Ttl Gross Liv / Lease Area		1,240	2,241	1,430		334,304	

