

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURPHY KEVIN H			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MURPHY STEPHANIE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	326,800	326,800	
70 KINGS TOWN WAY				0 Heavy		RES LAND	1010	354,500	354,500	
						RESIDNTL	1010	12,600	12,600	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 2								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 1656	District								
	Total Acres 1.048	Res Exem								
	Chapter Lan									
	GIS ID F_863848_2833491	Assoc Pid#								
							Total	693,900	693,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY KEVIN H	29173	0095	09-30-2004	Q	I	443,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANDREWS RICHARD A	22125	0115	05-23-2002	Q	I	350,000	00	2023	1010	249,000	2022	1010	227,900	2021	1010	206,600
									1010	368,700		1010	303,900		1010	253,300
									1010	9,100		1010	9,100		1010	5,700
							Total	626,800	Total	540,900	Total	465,600				

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			
									Appraised Bldg. Value (Card) 326,800			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

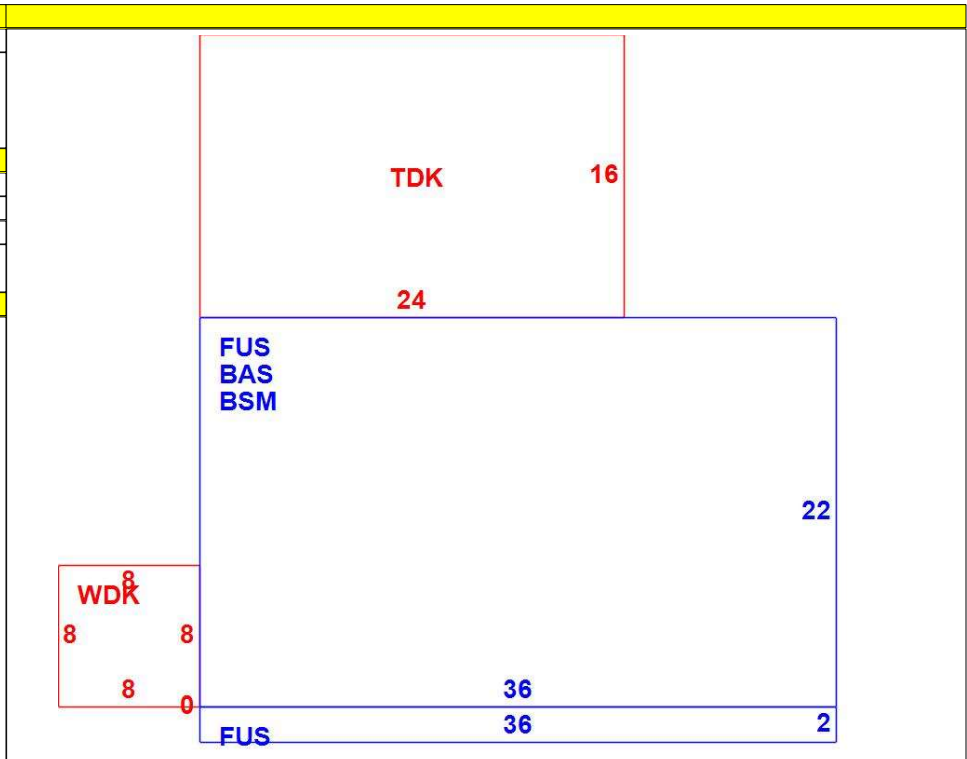
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES											
								Total Appraised Parcel Value			693,900

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	
BP-19-338	10-07-2019	BP		4,940	02-25-2020	100		IN CONJUNCTION WITH BP-16-	02-25-2020	SJT	5		01	Measure - No Entry	
BP-19-268	08-21-2019	MN		30,000	02-25-2020	100		REPLACE SIDING ON THREE S	04-12-2013	VGS			20	Field Review	
3	04-29-2010	MS	Miscellaneous	3,300		100		120 SF UTILITY BLDG	02-13-2012	AO	6	6	30	Quality Control	
125	10-06-2006	MS	Miscellaneous	4,200		100		ROOF	08-23-2010	KP		1	00	Measure & Listed	
12771	05-04-1993	AD	Addition	5,000	10-31-1994	100		ABCGRSWMNPLW/FNC+DK							
12184	01-06-1992	AD	Addition	4,000	01-01-1992	100		1 STY AD&ENCL							
11897	05-14-1991	RM	Remodel	1,000		100		PARTITION FOR BATHRM							

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		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.128 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,500	
					Total Card Land Units	1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	792	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	25	Vinyl Siding			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		435,474
Heat Fuel	03	Gas	Replace Cost		24,795
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnld		326,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	792		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	120	21.00	2009	G	85	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2015	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	234.38	185,627
BSM	Basement	0	792	158	46.76	37,032
FUS	Finished Upper Story	864	864	864	234.38	202,503
TDK	Trex Deck	0	384	38	23.19	8,906
WDK	Deck	0	64	6	21.97	1,406
Ttl Gross Liv / Lease Area		1,656	2,896	1,858		435,474

