

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BANNON BRYAN M & JOY E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
40 PARKERS GROVE LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	867,000	867,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	509,200	509,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3282 Total Acres 2.188 Chapter Lan GIS ID F_865095_2834821		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	600	600		
						Total		1,376,800	1,376,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RAYNER ETHAN & KERI		58041 176	06-27-2023	Q	I	1,550,000	00	Year	Code	Assessed	Year	Code	Assessed
BANNON BRYAN M & JOY E		41171 0038	03-30-2012	Q	I	743,750	00	2023	1010	663,200	2022	1010	608,100
HOFF THOMAS G & HOFF PAMELA J		20041 0197	06-20-2001	Q	I	745,000	00		1010	546,300		1010	347,300
KELLY JOHN M		17807 0146	08-26-1999	U	V	1	1A		1010	400		1010	400
						Total		1,209,900	Total	955,800	Total	854,000	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									867,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									600
Appraised Land Value (Bldg)									509,200
Special Land Value									0
Total Appraised Parcel Value									1,376,800
Valuation Method									C
Total Appraised Parcel Value									1,376,800

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
20000461	11-21-2000	NC	New Construct	190,000	01-31-2002	100		SINGLE FAM DWELLING OF 20X20 OUTBUILDING REMODEL 13' X 19' KITCHEN	01-30-2020	SJT	5		01	Measure - No Entry
12598	11-03-1992	DM	Demolish		01-01-1993	100			04-12-2013	VGS			20	Field Review
BP-19-214		RM		33,000	01-30-2020	100			02-25-2013	KP	0	1	00	Measure & Listed
									07-20-2011	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	0060	1.341		1.0000	11.74	469,400		
1	1010	Single Family	PD	Residual	0.823 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	38,600		
1	1010	Single Family	RC	Undevelop	0.452 AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	1,200		
Total Card Land Units					2.19 AC	Parcel Total Land Area					2.19	Total Land Value					509,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1572	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	850				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1572				

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

COST / MARKET VALUATION	
Net Other Adj	930,859
Replace Cost	65,713
Year Built	2001
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	867,000
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
PTO	Patio	L	44	15.00	2019	G	85	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,572	1,572	1,572	237.28	373,008
BSM	Basement	0	1,572	314	47.40	74,507
DCK	Deck	0	264	26	23.37	6,169
FGR	Garage	0	576	230	94.75	54,575
FOP	Open Porch	0	84	13	36.72	3,085
FUS	Finished Upper Story	1,768	1,768	1,768	237.28	419,515
Ttl Gross Liv / Lease Area		3,340	5,836	3,923		930,859

