

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
DUFFY EDWARD			0 Water	0 Arterial	0 Good	Description	Code	Appraised	Assessed		
DUFFY AMANDA L			0 Septic	0 Paved	0 Average	RESIDNTL	1010	637,600	637,600		
355 WINTER ST				0 Medium		RES LAND	1010	329,200	329,200		
SUPPLEMENTAL DATA						RESIDNTL	1010	80,700	80,700		
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2516 Total Acres .659 Chapter Lan		Cyclical 2 Exemption W District Res Exem						
			GIS ID F_860264_2833183		Assoc Pid#	Total				1,047,500	1,047,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUFFY EDWARD		44106 0004	02-26-2014	Q	I	589,875	00	Year	Code	Assessed	Year	Code	Assessed			
GOULD PAMELA M		39586 0285	01-25-2011	U	I	100	1A	2023	1010	485,900	2022	1010	421,500			
WINTER ST REALTY TRUST		26051 0171	08-04-2003	U	I	1	1F		1010	342,400		1010	282,900			
MATTSON JOHN P TR		7394 0445	06-28-1993	U	V	80,100	1		1010	49,400		1010	49,400			
Total								877,700		Total		753,800		Total		692,400

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									
Nbhd		Nbhd Name	B	Tracing		Batch						
0050												

NOTES													
8/2018-NO SIGNS OF CARPORTS													
Appraised Bldg. Value (Card)								637,600					
Appraised Xf (B) Value (Bldg)								0					
Appraised Ob (B) Value (Bldg)								80,700					
Appraised Land Value (Bldg)								329,200					
Special Land Value								0					
Total Appraised Parcel Value								1,047,500					
Valuation Method								C					
Total Appraised Parcel Value								1,047,500					

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-22-42	03-10-2022	MN	Maintenance	8,175		100	03-10-2022	WNDWS & DOOR		03-03-2020	SJT	5		12	Property Est. - No Access
BP-20-13	01-21-2020	BP		10,000	03-03-2020	100	09-16-2020	Install 170' of 8' privacy fence/2 s		08-07-2018	JLF	5		30	Quality Control
BP-19-372	11-07-2019	BP		4,000		100		Install approx 80' of 8' fencing		05-12-2014	SJD	9	1	00	Measure & Listed
BP-19-273	08-27-2019	AD		30,000	03-03-2020	100		INSTALL A FOUNDATION ONLY		04-12-2013	VGS			20	Field Review
BP-19-240	08-13-2019	BP		26,000		100		Construct a 10'x20' 3 Season Ro		12-03-2007	BSB			01	Measure - No Entry
QP-19-145	06-13-2019	MN		2,314		100		REPLACE 2 DOORS							
2017-1	02-10-2017	BP	Bldg Permit	4,000	08-07-2018	100		CONSTRUCT 2 10 X 20' STRU							

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	28,718 SF	11.46	1.00000	5	1.00	0050	1.000		1.0000	11.46	329,200
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value			329,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1508	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	02	Minimum			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1010				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
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	674,823
Replace Cost	75,280
Year Built	1993
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	637,600
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
SHD1	Shed	L	160	21.00	2000	A	70	C	1.00	2,400
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400
SHD1	Shed	L	200	21.00	2017	E	100	B	1.50	6,300
BRN5	Barn - 2 Story	L	432	69.00	2019	E	100	A	2.00	59,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,508	1,508	1,508	227.90	343,679
BSM	Basement	0	1,508	302	45.64	68,827
FEP	Finished Enclosed Porch	0	200	120	136.74	27,348
PTO	Patio	0	286	14	11.16	3,191
TDK	Trex Deck	0	88	9	23.31	2,051
TQS	Three Quarter Story	1,008	1,344	1,008	170.93	229,727
Ttl Gross Liv / Lease Area		2,516	4,934	2,961		674,823

