

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
J & M DUXBURY LLC 424 KINGSTOWN WAY DUXBURY MA 02332			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	60,400	60,400
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	298,100
		Alt Prcl ID	Cyclical 2			RESIDNTL	1010	10,200	10,200
		Scnd Home	LEASED	Exemption		VISION			
		Tax Class	T	W					
		Tot Fin Area	650	District					
		Total Acres	.4	Res Exem					
		Chapter Lan		Assoc Pid#		Total 368,700 368,700			
		GIS ID	F_862152_2838651						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
J & M DUXBURY LLC		47617 0338	10-19-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
PIERCE JOHN T & MARIE E		25061 0174	05-07-2003	Q	I	270,000	00	2023	1010	65,100	2022	1010	57,200
GAZZOLA FRANK W		14610 0084	08-26-1996	U	I	1	1F		1010	309,700		1010	259,600
									1010	7,800		1010	7,800
								Total		382,600	Total		324,600
								Total			Total		277,800

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) 60,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 10,200					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 298,100				
0050							Special Land Value 0					
NOTES							Total Appraised Parcel Value 368,700					
							Valuation Method C					
							Total Appraised Parcel Value 368,700					

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
									12-06-2021	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-12-2007	BSB		2	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	17,424 SF	17.11	1.00000	5	1.00	0050	1.000		1.0000	17.11	298,100
Total Card Land Units					0.40 AC	Parcel Total Land Area					0.40	Total Land Value 298,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	360	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			99,962
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	03	Gas	Replace Cost		104,213
Heat Type	04	Forced Air-Duc	Year Built		1945
AC Type	01	None	Effective Year Built		1979
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnld		60,400
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	360		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
FGR1	Garage - 1 Sto	L	280	52.00	1970	A	70	C	1.00	10,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	650	650	650	136.94	89,008
BSM	Basement	0	360	72	27.39	9,859
FOP	Open Porch	0	50	8	21.91	1,095
Ttl Gross Liv / Lease Area		650	1,060	730		99,962

