

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
HYNES JEREMY & THERESA  57 TROUT FARM LN  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		250,300	250,300
				0	Medium			RES LAND	1010		262,100	262,100
<b>SUPPLEMENTAL DATA</b>						Total		512,400	512,400			
Alt Prcl ID		Scnd Home LEASED		Cyclical 2								
Tax Class T		Total Fin Area 1627		District W								
Chapter Lan		Total Acres .22		Res Exem								
GIS ID F_862195_2834141				Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HYNES JEREMY & THERESA		57021 37	07-13-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
HYNES JEREMY		53170 344	07-31-2020	Q	I	400,000	00	2023	1010	218,600	2022	1010	197,400
LANE CAROL J TRUSTEE		51730 158	10-01-2019	U	I	0	1F		1010	269,900		1010	220,800
BALCANOFF HANNAH TT BALCANOFF R		43493 0020	08-15-2013	U	I	5	1A						
LUCAS CLAUDIA A		42482 0154	12-31-2012	U	I	5	1A						
								Total		488,500	Total		418,200
											Total		371,000

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int			
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)			250,300
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			0
					Appraised Land Value (Bldg)			262,100
					Special Land Value			0
					Total Appraised Parcel Value			512,400
					Valuation Method			C
					Total Appraised Parcel Value			512,400

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-20-386	02-12-2021	RM	Remodel	20,240	04-14-2021	100		Convert kitchen to office & add h	04-14-2021	SJT	5		01	Measure - No Entry
QPO-20-16	11-24-2020	MN	Maintenance	9,978		100		Replace 4 windows	03-03-2021	SJD	9		01	Measure - No Entry
11429	11-02-1989	NC	New Construct	61,000	02-01-1991	100		2 STY TN HSE 36 X 30	10-02-2019	SJD	4		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-09-2007	BSB		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	PD	Primary	9,509 SF	27.56	1.00000	5	1.00	0050	1.000		1.0000	27.56	262,100	
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			262,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1017	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			290,586
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		312,816
Heat Type	05	Hot Water	Year Built		1990
AC Type	01	None	Effective Year Built		2001
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		20
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		80
Gas Fireplaces	0		Cns Sect Rcnd		250,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1017		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,017	1,017	1,017	158.44	161,138	
BSM	Basement	0	1,017	203	31.63	32,164	
FOP	Open Porch	0	18	3	26.41	475	
FUS	Finished Upper Story	273	273	273	158.44	43,255	
TQS	Three Quarter Story	338	450	338	119.01	53,554	
Ttl Gross Liv / Lease Area		1,628	2,775	1,834		290,586	

