

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GLASS BRENDAN W GLASS JENNIFER L 255 KINGS TOWN WAY DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	720,400	720,400	
		SUPPLEMENTAL DATA			0 Heavy		RES LAND	1010	357,700	
		Alt Prcl ID	Cyclical 4			RESIDNTL	1010	121,000	121,000	
		Scnd Home	Exemption			Total		1,199,100	1,199,100	
		Tax Class T	W							
		Tot Fin Area 2710	District							
		Total Acres 1.14	Res Exem							
		Chapter Lan								
		GIS ID F_863380_2836357	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GLASS BRENDAN W		34015 0054	01-24-2007	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed
CENDANT MOBILITY FINANCIAL CORP		32485 0262	04-07-2006	Q	I	787,500	00	2023	1010	555,100	2022	1010	510,400
BETTENCOURT CHRISTOPHER T		23344 0002	11-07-2002	U	I	708,092	1		1010	372,000		1010	306,600
RHB DEVELOPMENT INC		19358 0200	02-09-2001	U	I	820,000	1	Total		927,100	Total		817,000
								Total		709,000	Total		709,000

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

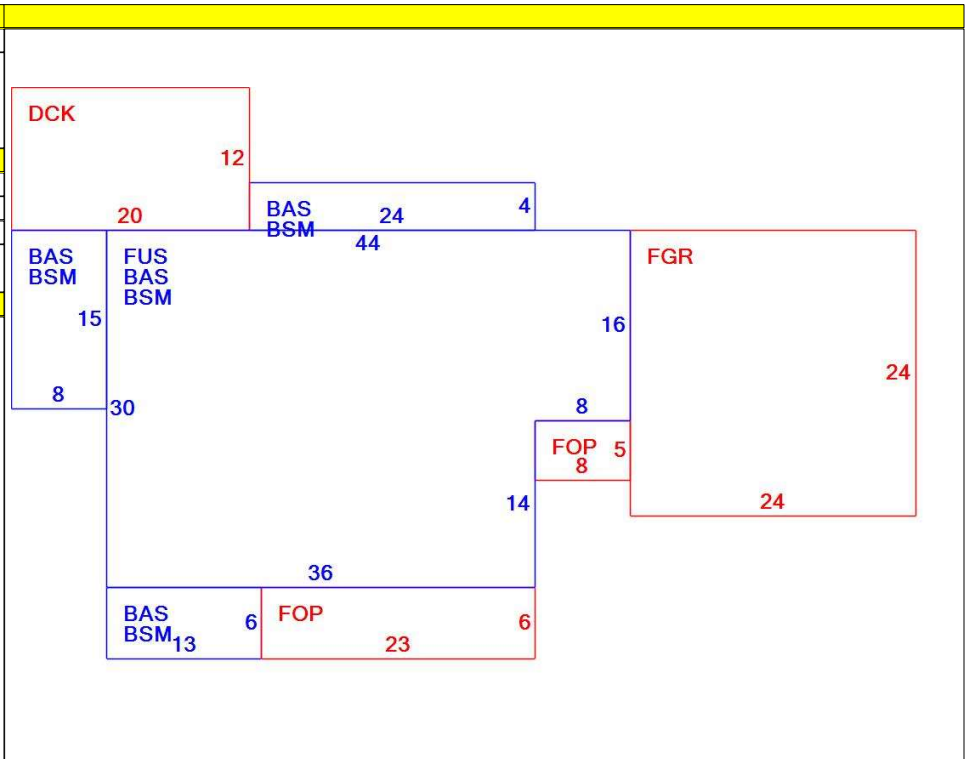
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										720,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										121,000			
Appraised Land Value (Bldg)										357,700			
Special Land Value										0			
Total Appraised Parcel Value										1,199,100			
Valuation Method										C			
Total Appraised Parcel Value										1,199,100			

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-23-64	03-13-2023	NC	New Construct	110,740	07-31-2023	100		20X40 GUNITE POOL		07-31-2023	SJT	2		12	Property Est. - No Access
123	04-06-2004	RM	Remodel	30,000	10-06-2004	100		FIN 1100SQ FT BASMNT		04-12-2013	VGS			20	Field Review
142	04-22-2002	NC	New Construct	168,000	01-22-2003	100		2 STY HOUSE/GRG/DECK		10-15-2004	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	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	RC	Residual	0.220	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	7,700
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			357,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1502	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Exterior Wall 2					S
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			721,545
Interior Floor 2			Net Other Adj		70,080
Heat Fuel	02	Oil	Replace Cost		791,625
Heat Type	05	Hot Water	Year Built		2002
AC Type	01	None	Effective Year Built		2012
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	9	
Total Rooms	8		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	91	
Gas Fireplaces	0		Cns Sect Rcnd		720,400
Sq Ft Fin Bsmt	1100		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1502		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
SPL2	Ing Pool-Good	L	800	89.00	2023	G	85	A	2.00	121,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,502	1,502	1,502	219.25	329,310
BSM	Basement	0	1,502	300	43.79	65,774
DCK	Deck	0	240	24	21.92	5,262
FGR	Garage	0	576	230	87.55	50,427
FOP	Open Porch	0	178	27	33.26	5,920
FUS	Finished Upper Story	1,208	1,208	1,208	219.25	264,852
Ttl Gross Liv / Lease Area		2,710	5,206	3,291		721,545

