

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FLYNN DONNA K & THEODORE J TT DONNA K FLYNN TRUST 87 STOCKADE PATH  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	396,600	396,600	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	471,600	471,600	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2100 Total Acres .9646 Chapter Lan  GIS ID F_861754_2835871		Cyclical 2 Exemption W District Res Exem  Assoc Pid#				RESIDNTL	1010	43,300	43,300	
						Total				911,500	911,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLYNN DONNA K & THEODORE J TT		45541 0336	05-13-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLYNN THEODORE J		19709 0123	04-24-2001	U	I	1	1F	2023	1010	299,000	2022	1010	273,400	2021	1010	246,400
FLYNN THEODORE J		14931 0046	01-27-1997	U	I	1	1		1010	505,800		1010	321,400		1010	311,300
CULLEN JR WILLIAM A		14080 0078	01-16-1996	U	I	1	1		1010	33,900		1010	26,200		1010	26,200
		Total						Total		838,700	Total		621,000	Total		583,900

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 VALUE SUMMARY				
		Total	0.00						Appraised Bldg. Value (Card) 396,600				
									Appraised Xf (B) Value (Bldg) 0				
		Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Ob (B) Value (Bldg) 43,300						
		0060					Appraised Land Value (Bldg) 471,600						
									Special Land Value 0				
									Total Appraised Parcel Value 911,500				
									Valuation Method C				
									Total Appraised Parcel Value 911,500				

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
14767	12-18-1997	NC	New Construct	6,000	10-02-1998	100		CONSTRUCT CHIMNEY	10-05-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									11-10-2007	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	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	RC	Residual	0.046 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	2,200
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			471,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1148	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			499,596
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		521,826
Heat Type	04	Forced Air-Duc	Year Built		1974
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		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		76
Gas Fireplaces	0		Cns Sect Rcnld		396,600
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	1148		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
SPL1	Ing Pool - Ave	L	800	64.00	1988	F	55	C	1.00	28,200
PTO	Patio	L	405	15.00	1988	F	55	C	1.00	3,300
SHD1	Shed	L	112	21.00	1988	F	55	C	1.00	1,300
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	205.60	245,069
BSM	Basement	0	1,192	238	41.05	48,932
FSP	Screened Porch	0	240	48	41.12	9,869
FUS	Finished Upper Story	952	952	952	205.60	195,726
Ttl Gross Liv / Lease Area		2,144	3,576	2,430		499,596

