

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN THOMAS E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
OBRIEN LYNN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	238,800	238,800	
23 OLD FARM RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1834 Total Acres .918 Chapter Lan GIS ID F_860517_2834338				RESIDNTL	1010	2,800	2,800	
						Total		591,600	591,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OBRIEN THOMAS E		56793 61	05-11-2022	U	I	412,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OBRIEN MICHAEL P & FREDERICK G JR		56772 62	05-04-2022	U	I	1	1A	2023	1010	180,600	2022	1010	164,800	2021	1010	148,800
OBRIEN ANITA L TT		55302 47	07-13-2021	U	I	1	1A		1010	364,700		1010	300,600		1010	250,500
OBRIEN FREDERICK G		3572 0001	01-01-2001	U	I	0	1		1010	600		1010	600		1010	600
Total								545,900		Total		466,000		Total		399,900

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				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

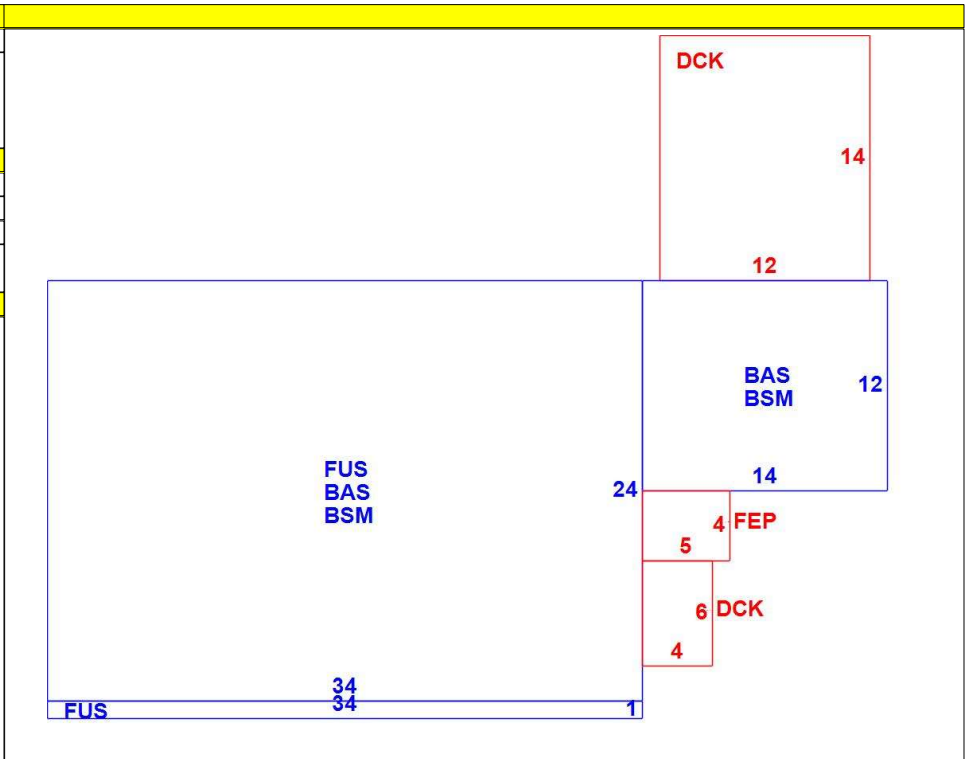
  

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)				238,800
Appraised Xf (B) Value (Bldg)				0
Appraised Ob (B) Value (Bldg)				2,800
Appraised Land Value (Bldg)				350,000
Special Land Value				0
Total Appraised Parcel Value				591,600
Valuation Method				C
Total Appraised Parcel Value				591,600

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
										11-02-2022	SJD	9	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										09-04-2007	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	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	984	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			325,837
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	03	Gas	Replace Cost		336,337
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		238,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	984		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	64	21.00	1980	F	55	C	1.00	700
SHD1	Shed	L	120	21.00	2016	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	984	984	984	158.02	155,492
BSM	Basement	0	984	197	31.64	31,130
DCK	Deck	0	192	19	15.64	3,002
FEP	Finished Enclosed Porch	0	20	12	94.81	1,896
FUS	Finished Upper Story	850	850	850	158.02	134,317
Ttl Gross Liv / Lease Area		1,834	3,030	2,062		325,837

