

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HADDAD GEORGE C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
HADDAD NANCY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	514,500	514,500	
80 OLD FARM RD		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	353,500	353,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2238 Total Acres 1.018 Chapter Lan GIS ID F_860832_2834789			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	54,800	54,800	
						Total		922,800	922,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HADDAD GEORGE C	39290 0193	11-19-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HADDAD GEORGE C	23325 0115	11-05-2002	U	I	1	1F	2023	1010	496,300	2022	1010	402,800	2021	1010	348,200
HADDAD GEORGE C	16524 0295	08-21-1998	U	I	179,900	1L		1010	367,600		1010	303,000		1010	252,500
BANKERS TRUST CO OF CA	15907 0073	02-20-1998	U	I	193,187	1L		1010	33,900		1010	33,900		1010	33,900
VALOTTA JAMES	14093 0193	01-23-1996	U	I	1	1	Total		897,800	Total		739,700	Total		634,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

NOTES									
3 ROOMS LOWER LEVEL									

  

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
EPO-23-408 294	08-11-2023 06-22-2004	EL AD	Electric Addition	60,000	04-21-2006	0 100		WIRING FOR STANDBY GENER ADD & GARAGE UNDER	11-28-2022 04-12-2013 09-04-2007	SJT VGS BSB	10		07 20 00	Measure - Info @ Door Field Review 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	0.100	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	3,500
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value		353,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1586	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		639,326
Interior Floor 2			Replace Cost		37,600
Heat Fuel	03	Gas	Year Built		676,925
Heat Type	05	Hot Water	Effective Year Built		1971
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		514,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	300		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1586		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	880	89.00	1983	A	70	C	1.00	54,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,662	1,662	1,662	224.64	373,352
BSM	Basement	0	1,586	317	44.90	71,211
DCK	Deck	0	434	43	22.26	9,660
FGR	Garage	0	576	230	89.70	51,667
FOP	Open Porch	0	84	13	34.77	2,920
FUS	Finished Upper Story	576	576	576	224.64	129,393
PTO	Patio	0	102	5	11.01	1,123
Ttl Gross Liv / Lease Area		2,238	5,020	2,846		639,326

