

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
JOYCE MICHAEL F		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
JOYCE KELLEY		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	414,900	414,900	
4 PARK VIEW TER								RES LAND	1010	350,000	350,000	
								RESIDNTL	1010	2,400	2,400	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
Alt Prcl ID				Cyclical 2								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 1811		District		Res Exem						
		Total Acres .918		Chapter Lan								
GIS ID F_864435_2834897		Assoc Pid#										
								Total		767,300	767,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOYCE MICHAEL F	51522	233	08-19-2019	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHETWYNDE-JOHNSON BRENT	48123	0074	02-17-2017	Q	I	407,000	00	2023	1010	329,100	2022	1010	306,900	2021	1010	289,700
KEANEY SUSAN G	4332	0403	09-22-1977	U	I	46,000	1		1010	364,000		1010	300,000		1010	250,000
									1010	1,600		1010	1,600		1010	1,600
								Total		694,700	Total		608,500	Total		541,300

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				

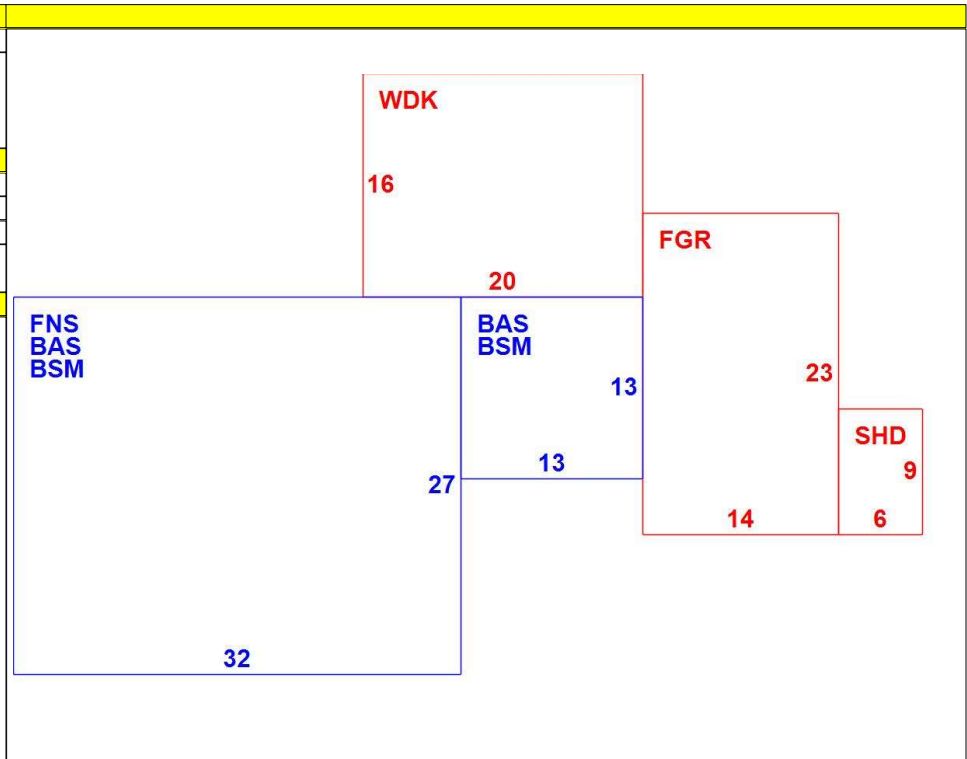
  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										414,900	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										2,400	
Appraised Land Value (Bldg)										350,000	
Special Land Value										0	
Total Appraised Parcel Value										767,300	
Valuation Method										C	
Total Appraised Parcel Value										767,300	

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-22-93	03-09-2022	MN	Maintenance	3,000		100	03-09-2022	STRIP & REROOF OVER GARA		05-06-2020	SJD	9		20	Field Review
QPO-21-25	02-17-2021	MN	Maintenance	2,145		100		Replace Front Door.		11-20-2017	SJD	9		01	Measure - No Entry
5	03-27-2007	MS	Miscellaneous	3,300		100		8X10 UTILITY BLDG		04-12-2013	VGS			20	Field Review
4	01-29-2007	MS	Miscellaneous	3,300	09-05-2007	100		8X10 UTILITY BLDG		09-05-2007	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	00	Gambrel	Bsmt Area	1033	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		495,690
Interior Floor 2			Replace Cost		16,530
Heat Fuel	02	Oil	Year Built		1968
Heat Type	05	Hot Water	Effective Year Built		2002
AC Type	01	None	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		19
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		81
Extra Openings	1		Cns Sect Rcnld		414,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1033		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	80	21.00	2006	A	70	C	1.00	1,200
SHD1	Shed	L	80	21.00	2006	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,033	1,033	1,033	225.52	232,961
BSM	Basement	0	1,033	207	45.19	46,682
FGR	Garage	0	322	129	90.35	29,092
FNS	Finished 90% Story	778	864	778	203.07	175,453
SHD	Attached Shed	0	54	19	79.35	4,285
WDK	Deck	0	320	32	22.55	7,217
Ttl Gross Liv / Lease Area		1,811	3,626	2,198		495,690

