

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEYERS TIMOTHY M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
81 SOUTH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	445,800	445,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	352,100	352,100		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1656 Total Acres .978 Chapter Lan GIS ID F_864539_2833763		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	2,100	2,100		
							Total	800,000	800,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEYERS TIMOTHY M	56719	307	04-22-2022	Q	I	770,000	00	Year	Code	Assessed	Year	Code	Assessed			
LEARY PAUL E JR	43668	0197	10-01-2013	Q	I	477,000	00	2023	1010	333,000	2022	1010	317,900			
BATTAGLIOLI PETER J & SUSAN L	4119	0484	11-28-1975	U	I	0	1		1010	366,200		1010	301,800			
									1010	1,400		1010	1,400			
								Total		700,600	Total		621,100	Total		542,500

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

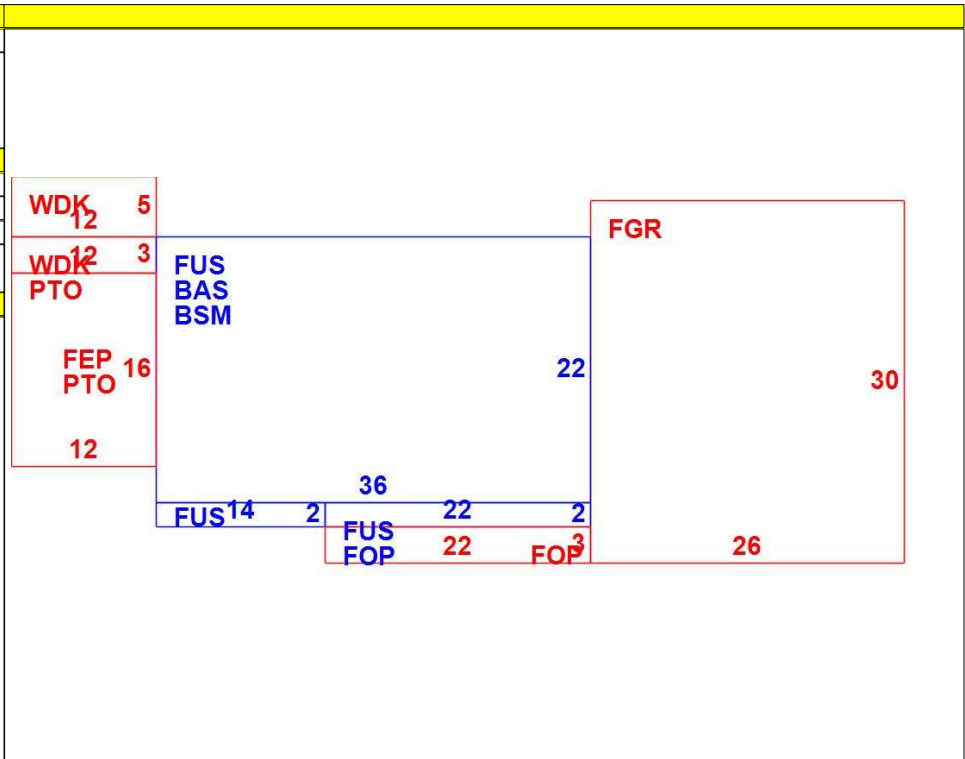
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			445,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,100
Appraised Land Value (Bldg)			352,100
Special Land Value			0
Total Appraised Parcel Value			800,000
Valuation Method			C
Total Appraised Parcel Value			800,000

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
QPO-20-63	08-11-2020	MN	Maintenance	16,184		100	09-18-2020	Remove/Replace old shingles on	11-09-2022	SJD	9	1	06	Inspection Only
136	09-01-2010	MN	Maintenance	1,382		100		REPLACE 1 DOOR	11-07-2022	SJD	9		01	Measure - No Entry
306	06-18-2003	AD	Addition	40,000	06-11-2004	100		26X30 GARAGE,PORCH	04-04-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									06-11-2004	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	0.060	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,100
Total Card Land Units					0.98	AC	Parcel Total Land Area			0.98	Total Land Value			352,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	792	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		537,617
Interior Floor 2			Replace Cost		49,010
Heat Fuel	04	Electric	Year Built		1973
Heat Type	07	Radiant-Elec.	Effective Year Built		1997
AC Type	06	Partial	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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	1		Cns Sect Rcnd		445,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	696		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	792		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	140	21.00	1995	A	70	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	792	792	792	235.90	186,833
BSM	Basement	0	792	158	47.06	37,272
FEP	Finished Enclosed Porch	0	192	115	141.29	27,129
FGR	Garage	0	780	312	94.36	73,601
FOP	Open Porch	0	110	17	36.46	4,010
FUS	Finished Upper Story	864	864	864	235.90	203,818
PTO	Patio	0	228	11	11.38	2,595
WDK	Deck	0	96	10	24.57	2,359
Ttl Gross Liv / Lease Area		1,656	3,854	2,279		537,617

