

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NAYLOR DAWN A & NAYLOR MATTH NAYLOR TRUST 20 BUCKBOARD RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	401,100	401,100	
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	350,600	350,600	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2102 Total Acres .938 Chapter Lan GIS ID F_864749_2834443		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	36,500	36,500	
						Total				788,200	788,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NAYLOR DAWN A & NAYLOR MATTHEW		52206 67	01-09-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
NAYLOR MATTHEW P		40373 0278	09-28-2011	Q	I	520,000	00	2023	1010	321,300	2022	1010	292,500
BALZARINI ROBERT C		27574 0347	02-19-2004	Q	I	527,000	00		1010	504,800		1010	320,700
CAIRNS FAMILY INVESTMENT TRUST		21773 0345	03-26-2002	U	I	100	1F		1010	20,500		1010	20,500
CARNES GEORGE E II		20298 0255	05-01-2001	Q	I	435,100	00	Total		846,600	Total		633,700
								Total			Total		608,800

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)									401,100
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									36,500
Appraised Land Value (Bldg)									350,600
Special Land Value									0
Total Appraised Parcel Value									788,200
Valuation Method									C
Total Appraised Parcel Value									788,200

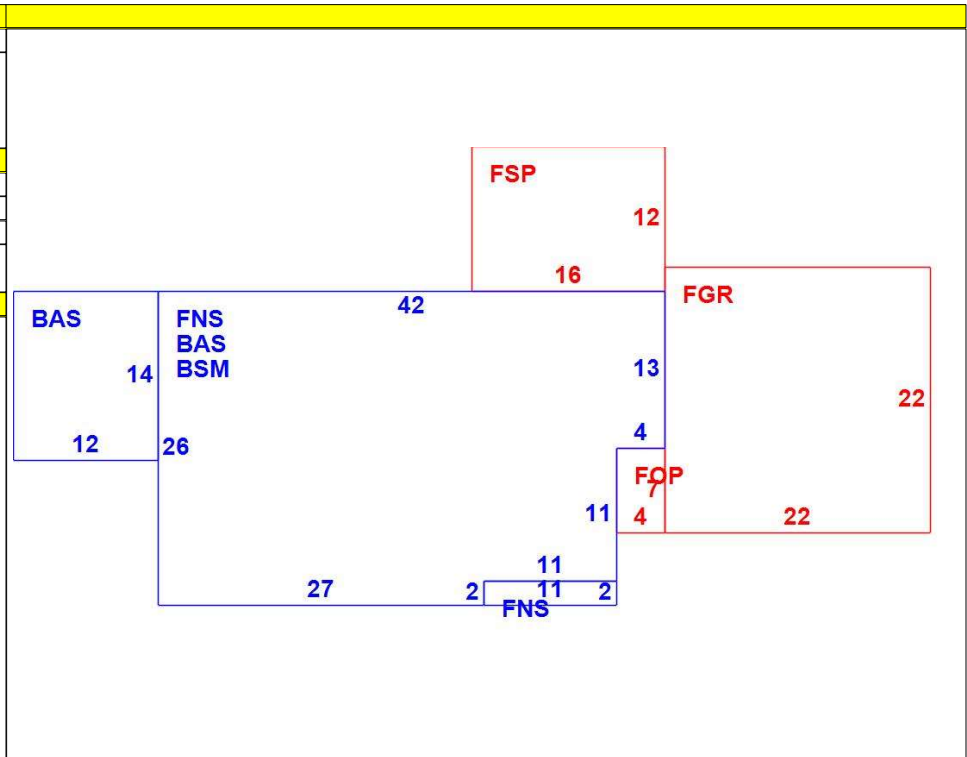
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-17	06-12-2023	MN	Maintenance	18,980		100		Strip and replace roof on all hous	11-29-2021	SJT	10		21	Field Review + GIS
2013-15	07-08-2013	BP	Bldg Permit	3,500	07-10-2014	100		CONSTRUCT A 10X20 UTILITY	07-10-2014	JLF	5		01	Measure - No Entry
20010334	08-16-2001	NC	New Construct	5,000	06-15-2002	100		19X37 ING GRAPH POOL	04-12-2013	VGS			20	Field Review
20010011	08-07-2001	NC	New Construct		06-15-2002	100		10X12 POOL SHED	03-06-2012	KP		1	00	Measure & Listed
11190	04-27-1989	AD	Addition	8,400		100								

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	0.018 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.76	600
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1018	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	300				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1018				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr	Condo Unit		

COST / MARKET VALUATION	
Net Other Adj	491,297
Replace Cost	36,530
Year Built	1970
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	401,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	703	64.00	2001	A	70	C	1.00	31,500
SHD1	Shed	L	120	21.00	2001	F	55	C	1.00	1,400
SHD1	Shed	L	200	21.00	2013	G	85	C	1.00	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,186	1,186	1,186	191.76	227,431
BSM	Basement	0	1,018	204	38.43	39,120
FGR	Garage	0	484	194	76.86	37,202
FNS	Finished 90% Story	936	1,040	936	172.59	179,490
FOP	Open Porch	0	28	4	27.39	767
FSP	Screened Porch	0	192	38	37.95	7,287
Ttl Gross Liv / Lease Area		2,122	3,948	2,562		491,297

