

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LEARY DANIEL F LEARY JOCELYNE F 79 BUCKBOARD RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 373,100 350,400	Assessed 373,100 350,400
		0	No Sewer	0	Paved	0	Average				
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2252 Total Acres .928 Chapter Lan GIS ID F_865007_2833802		Cyclical 2 Exemption W District Res Exem Assoc Pid#					
				Total		723,500		723,500		905 DUXBURY, MA VISION	

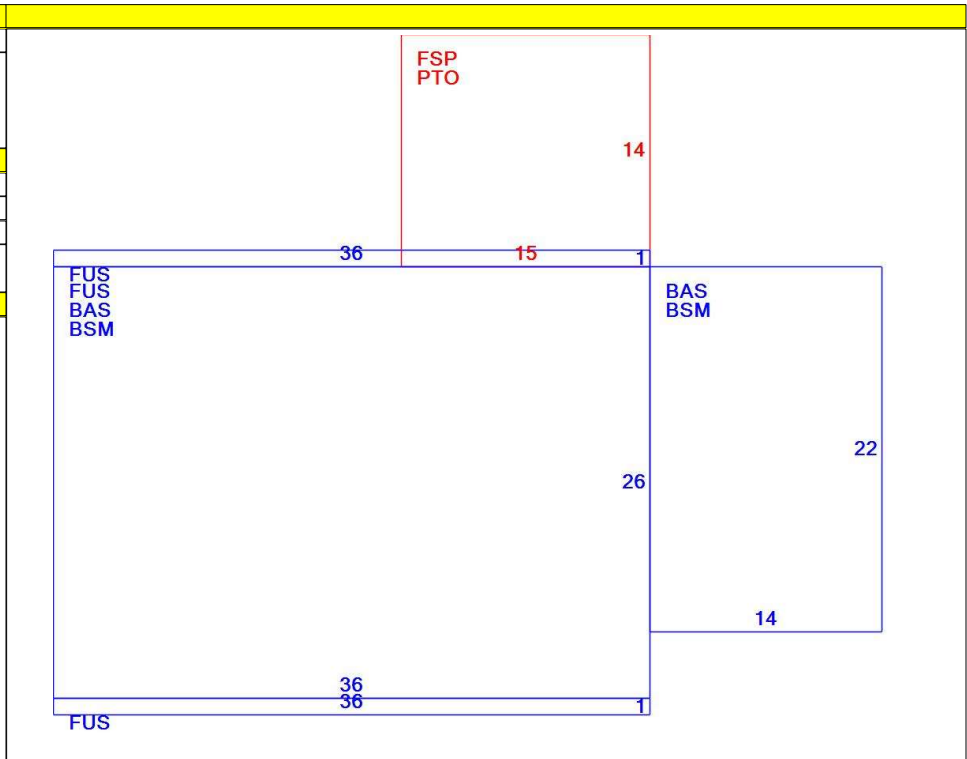
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CROSS EVELYN L TT LEARY DANIEL F		57976 304 4693 0382	06-05-2023 07-24-1979	U U	I I	100 91,500	1A 1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010 1010	285,500 504,300	2022	1010 1010	261,800 320,400	2021	1010 1010	237,800 311,300
		Total						789,800		Total		582,200		Total		549,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
		Total	0.00					Appraised Bldg. Value (Card) 373,100					
		ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 0							
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 0				
0050									Appraised Land Value (Bldg) 350,400				
NOTES												Special Land Value 0	
												Total Appraised Parcel Value 723,500	
												Valuation Method C	
												Total Appraised Parcel Value 723,500	

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
									11-29-2021	SJT	10		21	Field Review + GIS
									04-12-2013	VGS			20	Field Review
									12-03-2007	BSB			07	Measure - Info @ Door

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	0.013 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.73	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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			490,327
Interior Floor 2			Net Other Adj		35,230
Heat Fuel	03	Gas	Replace Cost		525,557
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		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	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		373,100
Sq Ft Fin Bsmt	364		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1244		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,244	1,244	1,244	191.98	238,828	
BSM	Basement	0	1,244	249	38.43	47,804	
FSP	Screened Porch	0	210	42	38.40	8,063	
FUS	Finished Upper Story	1,008	1,008	1,008	191.98	193,520	
PTO	Patio	0	210	11	10.06	2,112	
Ttl Gross Liv / Lease Area		2,252	3,916	2,554		490,327	

