

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CONNOR SCOTT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CONNOR CORTNEY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	425,800	425,800
47 SURREY LN		SUPPLEMENTAL DATA				RES LAND	1010	354,700	354,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2252 Total Acres 1.048 Chapter Lan GIS ID F_865351_2834333		Cyclical 2 Exemption W District Res Exem Assoc Pid#					
						Total		780,500	780,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONNOR SCOTT		48765 0035	08-07-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
CONNOR CORTNEY & DUFFY JOHN C		44545 0272	07-18-2014	Q	I	545,000	00	2023	1010	326,000	2022	1010	299,100			
BLAKE RICHARD E & LINDSAY		4400 0047	01-26-1978	U	I	61,000	1		1010	510,300	2021	1010	324,300			
								Total		836,300	Total		623,400	Total		584,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	425,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	354,700
Special Land Value	0
Total Appraised Parcel Value	780,500
Valuation Method	C
Total Appraised Parcel Value	780,500

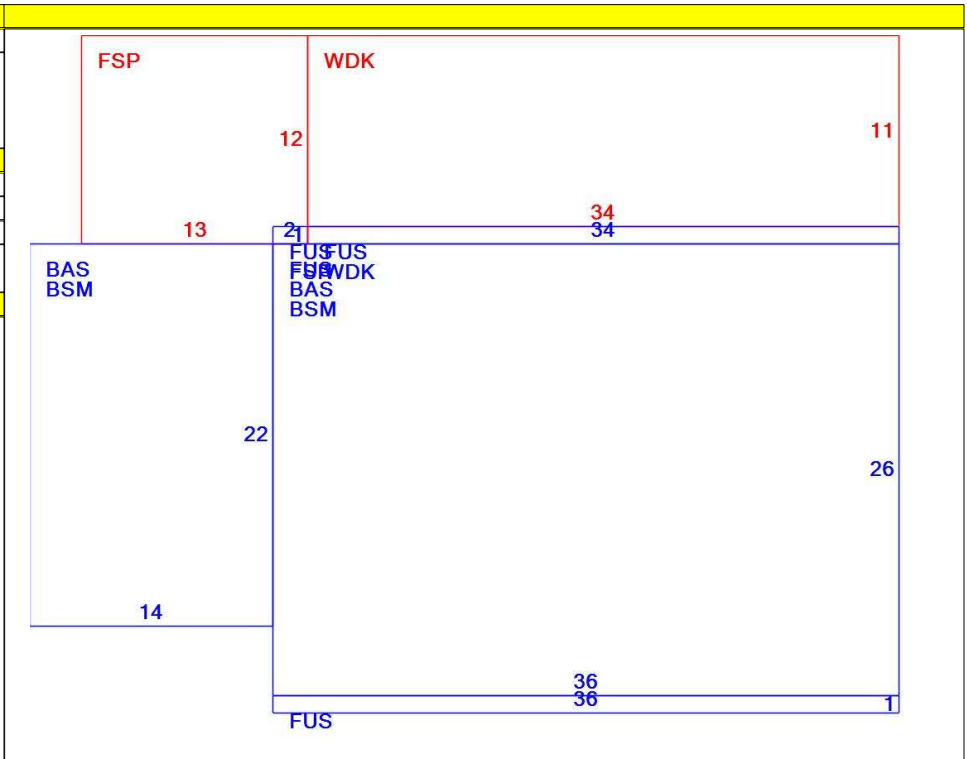
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

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-23-98	03-23-2023	RM	Remodel	50,000		100	03-23-2023	REMODEL KITCHN-REMVE 3 W		07-28-2015	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-30-2007	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	350,000	
1	1010	Single Family	RC	Residual	0.133 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	4,700	
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,700	

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 Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet	Net Other Adj		489,248
Interior Floor 2	12	Hardwood	Replace Cost		36,400
Heat Fuel	03	Gas	Year Built		525,648
Heat Type	05	Hot Water	Effective Year Built		1969
AC Type	01	None	Depreciation Code		2002
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	1		Cns Sect Rcnd		425,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	400		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1244		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	190.07	236,451	
BSM	Basement	0	1,244	249	38.05	47,328	
FSP	Screened Porch	0	158	32	38.50	6,082	
FUS	Finished Upper Story	1,008	1,008	1,008	190.07	191,594	
WDK	Deck	0	408	41	19.10	7,793	
Ttl Gross Liv / Lease Area		2,252	4,062	2,574		489,248	

