

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BLANCH KEVIN J BLANCH DEBRAH 44 STAGECOACH RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	413,400	413,400
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	1010	350,700	350,700
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2436 Total Acres .938 Chapter Lan GIS ID F_865558_2834646		Cyclical Exemption W District Res Exem		2		RESIDNTL		1010	1,200	1,200	
								Total	765,300	765,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BLANCH KEVIN J		17624 0342	06-30-1999	Q	I	331,200	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	295,300	2022	1010	270,800
									1010	504,800		1010	320,700
									1010	800		1010	800
								Total	800,900	Total	592,300	Total	565,200

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)	413,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	765,300
Valuation Method	C
Total Appraised Parcel Value	765,300

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
										11-03-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										02-13-2013	AO	6	6	20	Field Review
										08-29-2007	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	0.020	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	700	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1372	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			508,500
Interior Floor 2			Net Other Adj		35,458
Heat Fuel	03	Gas	Replace Cost		543,957
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		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		76
Gas Fireplaces	0		Cns Sect Rcnld		413,400
Sq Ft Fin Bsmt	371		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1372		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
SHD1	Shed	L	80	21.00	2000	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	1,372	1,372	1,372	185.99	255,180
BSM	Basement	0	1,372	274	37.14	50,962
DCK	Deck	0	240	24	18.60	4,464
FUS	Finished Upper Story	1,064	1,064	1,064	185.99	197,894
Ttl Gross Liv / Lease Area		2,436	4,048	2,734		508,500

