

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRAY GERALD E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
BRAY KATHRYN K			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	443,100	443,100
2 CORDWOOD PATH				0 Light		RES LAND	1010	490,600	490,600
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 3					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1624				District					
Total Acres 1.008				Res Exem					
Chapter Lan									
GIS ID F_868913_2850900				Assoc Pid#					
						Total		933,700	933,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRAY GERALD E		25911 0206	07-24-2003	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	333,400	2022	1010	279,800
									1010	479,300		1010	404,400
								Total		812,700	Total		684,200
								Total			Total		644,000

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)			443,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			490,600
Special Land Value			0
Total Appraised Parcel Value			933,700
Valuation Method			C
Total Appraised Parcel Value			933,700

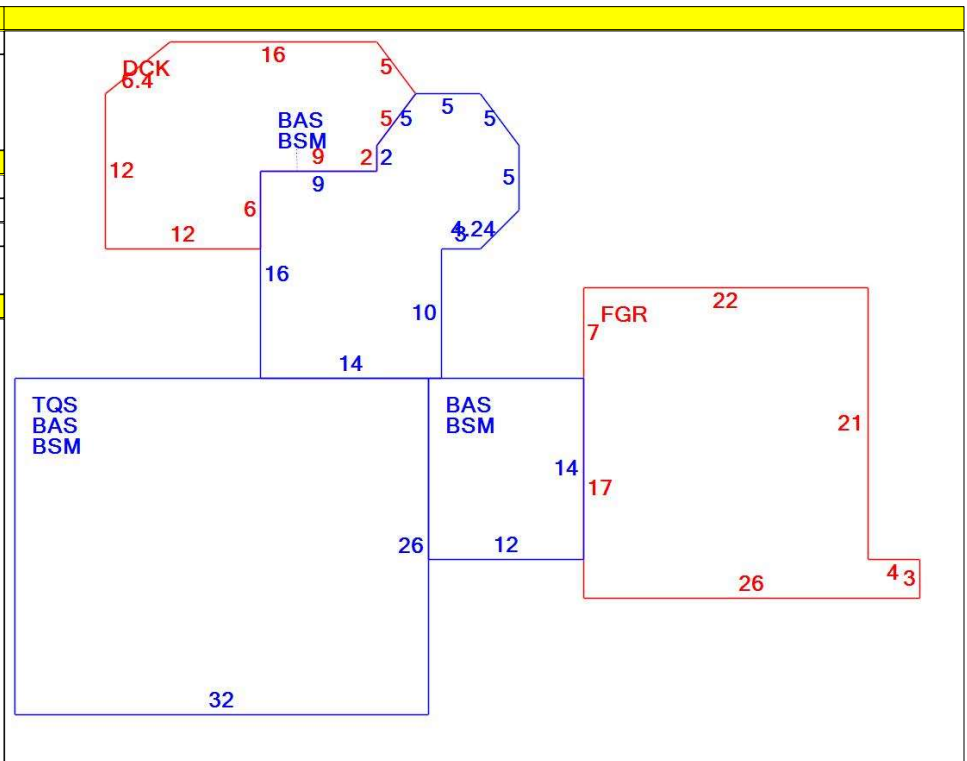
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

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
QPO-20-15	05-19-2020	MN	Maintenance	7,300		100	06-25-2020	STRIP & REROOF		05-31-2018	JLF	5		01	Measure - No Entry
2015-195	07-01-2015	AD	Addition	80,000	05-31-2018	100		CONSTRUCT A 290' 1 STORY A		04-12-2013	VGS			20	Field Review
14802	02-03-1998	RM	Remodel	8,500		100		FIN 2 RMS IN BSMNT		01-07-2008	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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	4,400
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			490,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1000	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		525,252
Heat Fuel	02	Oil	Replace Cost		35,685
Heat Type	05	Hot Water	Year Built		560,936
AC Type	03	Central	Effective Year Built		1977
Bedrooms	3		Depreciation Code		2000
Full Baths	2		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	6		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	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		443,100
Sq Ft Fin Bsmt	546		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1000		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	1,310	1,310	1,310	215.27	282,000
BSM	Basement	0	1,310	262	43.05	56,400
DCK	Deck	0	284	28	21.22	6,027
FGR	Garage	0	540	216	86.11	46,498
TQS	Three Quarter Story	624	832	624	161.45	134,327
Ttl Gross Liv / Lease Area		1,934	4,276	2,440		525,252

