

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GOODMAN DONALD & JUDITH A TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
GOODMAN FAMILY REVOCABLE TR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	295,200	295,200
282 CHURCH ST				0 Heavy		RES LAND	1010	470,200	470,200
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 3					
Scnd Home				Exemption 22					
Tax Class T				W					
Tot Fin Area 2120				District					
Total Acres .92				Res Exem					
Chapter Lan									
GIS ID F_871663_2847524				Assoc Pid#					
							Total	765,400	765,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOODMAN DONALD & JUDITH A TT		42766 0214	03-06-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GOODMAN DONALD & JUDITH A		39938 0345	05-17-2011	U	I	1	1F	2023	1010	217,400	2022	1010	182,000
GOODMAN DONALD		26520 0307	09-15-2003	Q	I	430,000	00		1010	504,700	2021	1010	320,700
PACKARD ROBERT C & ROSALIE L		10658 0040	12-24-1991	U	I	100	1A						
							Total	722,100	Total	502,700	Total	490,200	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0060					Appraised Bldg. Value (Card)	295,200	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	470,200	
					Special Land Value	0	
					Total Appraised Parcel Value	765,400	
					Valuation Method	C	
					Total Appraised Parcel Value	765,400	

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
40	04-05-2011	AD	Addition	36,000	07-07-2011	100		16X22 BEDRM	02-01-2023	SJT	0		00	Measure & Listed
14225	09-12-1996	MN	Maintenance	25,000	08-15-1997	100		STRIP & REROOF	11-03-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									08-01-2011	KP		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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		393,497
Heat Type	05	Hot Water	Replace Cost		22,300
AC Type	01	None	Year Built		415,796
Bedrooms	3		Effective Year Built		1966
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		29
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	240		Cns Sect Rcnld		295,200
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1144		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,616	1,616	1,616	158.54	256,201
BSM	Basement	0	1,144	229	31.74	36,306
DCK	Deck	0	130	13	15.85	2,061
TQS	Three Quarter Story	624	832	624	118.91	98,929
Ttl Gross Liv / Lease Area		2,240	3,722	2,482		393,497

