

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BALDWIN BENJAMIN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
TRIPPIER TAYLOR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	489,700	489,700	
154 ENTERPRISE ST			<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,800	352,800	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3342 Total Acres .998 Chapter Lan GIS ID F_874605_2849621			RESIDNTL	1010	2,800	2,800	
						Total		845,300	845,300	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BALDWIN BENJAMIN		53252 273	08-14-2020	Q	I	731,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HIGGINS SANDRA D		42016 0230	09-28-2012	Q	I	430,000	00	2023	1010	388,900	2022	1010	362,900	2021	1010	310,900
MCCLUSKEY GERALD A & CHERYL R		12865 0278	05-09-1994	U	I	1	1A		1010	366,900		1010	302,400		1010	252,000
									1010	1,900		1010	1,900		1010	1,900
								Total		757,700	Total		667,200	Total		564,800

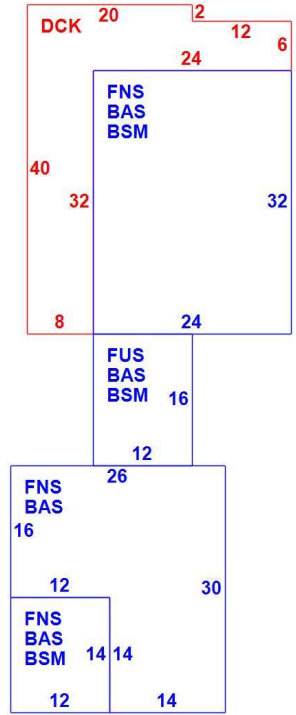
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
			Total	0.00													

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050					Appraised Bldg. Value (Card)						489,700
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						2,800
					Appraised Land Value (Bldg)						352,800
					Special Land Value						0
					Total Appraised Parcel Value						845,300
					Valuation Method						C
					Total Appraised Parcel Value						845,300

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-21-136	04-06-2021	RM	Remodel	41,150		100	11-19-2021	Reno master bathroom and hallw		10-02-2020	SJT	10		20	Field Review
529	10-08-2003	AD	Addition	13,560	06-29-2004	100		DECK		04-12-2013	VGS			20	Field Review
488	11-15-2002	AD	Addition	92,000	05-18-2004	100		2 ST ADD/GARAGE		10-01-2012	KP	6		30	Quality Control
										10-25-2007	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	8.75	350,000
1	1010	Single Family	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			352,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1128	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			620,240
Interior Floor 2			Net Other Adj		24,050
Heat Fuel	02	Oil	Replace Cost		644,290
Heat Type	05	Hot Water	Year Built		1797
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		489,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1128		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	189	21.00	1980	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,740	1,740	1,740	172.29	299,783
BSM	Basement	0	1,128	226	34.52	38,937
DCK	Deck	0	488	49	17.30	8,442
FNS	Finished 90% Story	1,393	1,548	1,393	155.04	239,999
FUS	Finished Upper Story	192	192	192	172.29	33,079
Ttl Gross Liv / Lease Area		3,325	5,096	3,600		620,240

