

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARTER DAVID & ANN TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
34 CHURCH ST REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	551,000	551,000
34 CHURCH ST				0 Heavy		RES LAND	1010	470,200	470,200
SUPPLEMENTAL DATA						RESIDNTL	1010	10,500	10,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2350 Total Acres .92 Chapter Lan		Cyclical 5 Exemption W District Res Exem					
GIS ID F_875404_2847855		Assoc Pid#							
						Total		1,031,700	1,031,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARTER DAVID & ANN TT		32789 0339	06-02-2006	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	418,900	2022	1010	383,300	2021	1010	342,300
									1010	504,700		1010	320,700		1010	309,300
									1010	7,500		1010	7,500		1010	4,700
								Total		931,100	Total		711,500	Total		656,300

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 551,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			
Total Appraised Parcel Value 1,031,700			

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
QP-19-73	04-17-2019	MN		22,870		100		12 REPLACEMENT WINDOWS		09-29-2020	SJT	10		20	Field Review
318	07-05-2005	RM	Remodel	10,000		100		2 & 1/2 BATHROOMS		04-12-2013	VGS			20	Field Review
116	04-02-2002	AD	Addition	75,000	05-03-2003	100		13x30 AD/SUNRM/DECK		01-23-2008	BSB			01	Measure - No Entry

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	PD	Primary	40,075 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	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	03	Colonial	Bsmt Area	1522	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1522				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		690,253
Replace Cost		34,720
Year Built		724,973
Effective Year Built		1971
Depreciation Code		1997
Remodel Rating		G
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	76	
Cns Sect Rcnd	551,000	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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
SHD1	Shed	L	120	21.00	1990	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2019	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,574	1,574	1,574	233.98	368,291
BSM	Basement	0	1,574	315	46.83	73,705
DCK	Deck	0	525	53	23.62	12,401
FEP	Finished Enclosed Porch	0	176	106	140.92	24,802
FOP	Open Porch	0	42	6	33.43	1,404
FUS	Finished Upper Story	896	896	896	233.98	209,650
Ttl Gross Liv / Lease Area		2,470	4,787	2,950		690,253

