

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MORAN JOHN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	206,100	206,100	
				0 Light		RES LAND	1010	484,000	484,000	
94 PARTING ROCK RD		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	1,400	1,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1196 Total Acres 1.23 Chapter Lan		Cyclical 3 Exemption W District Res Exem						
		GIS ID F_870890_2853264		Assoc Pid#		Total 691,500 691,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORAN JOHN M		47685 0339	11-01-2016	Q	I	452,500	00	Year	Code	Assessed	Year	Code	Assessed			
MORIN JOSEPH P & MARYELLEN		32129 0348	01-27-2006	Q	I	479,000	00	2023	1010	199,400	2022	1010	163,400			
									1010	519,400		1010	330,000			
									1010	900		1010	900			
Total								719,700		Total		494,300		Total		462,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			206,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,400
Appraised Land Value (Bldg)			484,000
Special Land Value			0
Total Appraised Parcel Value			691,500
Valuation Method			C
Total Appraised Parcel Value			691,500

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
171	05-11-2006	RM	Remodel	5,000		100		BTHRM/LNDRY BASEMENT	06-07-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-04-2013	AO	6	6	30	Quality Control
									09-16-2006	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.312 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	14,600
Total Card Land Units					1.23 AC	Parcel Total Land Area					1.23	Total Land Value			484,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	08	Raised Ranch	Bsmt Area	1104			
Model	01	Residential	Bsmt Type	04			
Grade	03	Average	Unfin Area	0.00	Full		
Stories	1						
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	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	528						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1104						

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

COST / MARKET VALUATION	
Net Other Adj	263,305
Replace Cost	27,000
Year Built	290,304
Effective Year Built	1970
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	206,100
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	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	165.60	198,058
BSM	Basement	0	1,104	221	33.15	36,598
FEP	Finished Enclosed Porch	0	264	158	99.11	26,165
WDK	Deck	0	154	15	16.13	2,484
Ttl Gross Liv / Lease Area		1,196	2,718	1,590		263,305

WDK	11	FEP	12
	14		22
BAS	22		2
BAS	24		2
BAS			24
			46

