

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MORIN JOSEPH P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MORIN MARYELLEN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	497,200	497,200		
91 PARTING ROCK RD				0 Light		RES LAND	1010	499,100	499,100		
DUXBURY MA 02332						RESIDENTL	1010	2,500	2,500		
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical 3							VISION
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 2873				District							
Total Acres 2.023				Res Exem							
Chapter Lan											
GIS ID F_870911_2853563				Assoc Pid#							
							Total	998,800	998,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORIN JOSEPH P		47688 0303	11-01-2016	Q	I	697,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DWYER JOHN & MARION		8485 0258	06-01-1988	U	I	1	1	2023	1010	474,600	2022	1010	399,300	2021	1010	379,900
									1010	535,400		1010	340,400		1010	328,500
									1010	1,700		1010	1,700		1010	1,700
								Total	1,011,700	Total	741,400	Total	710,100			

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		Appraised Bldg. Value (Card)	497,200			
0060						Appraised Xf (B) Value (Bldg)	0			
						Appraised Ob (B) Value (Bldg)	2,500			
						Appraised Land Value (Bldg)	499,100			
						Special Land Value	0			
						Total Appraised Parcel Value	998,800			
						Valuation Method	C			
						Total Appraised Parcel Value	998,800			

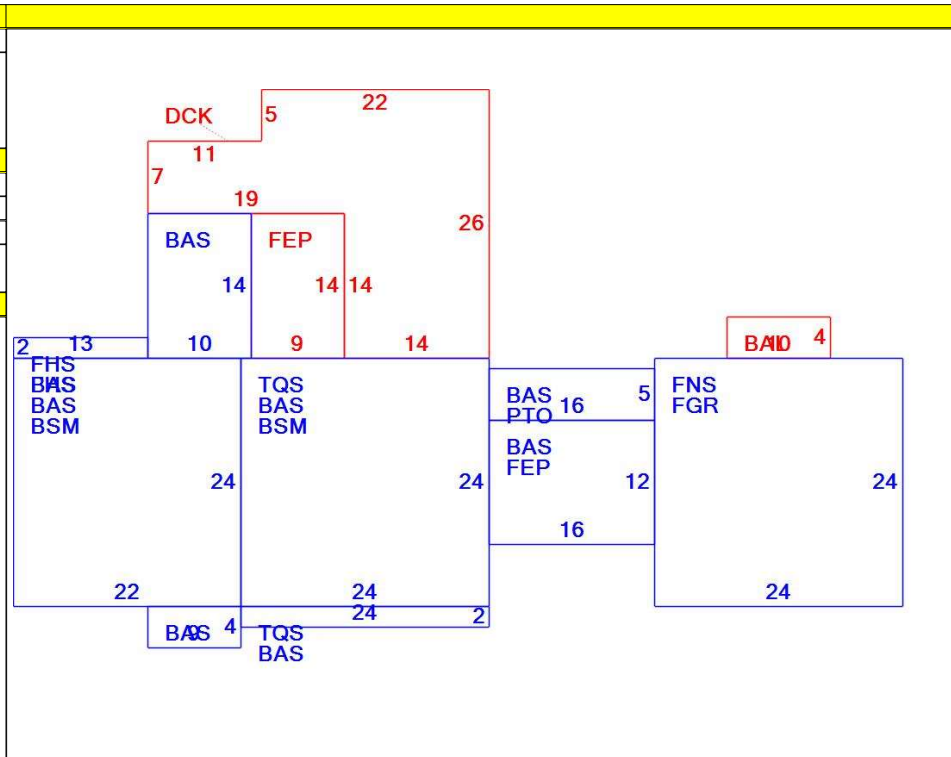
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-23-66	03-20-2023	MN	Maintenance	26,999		100	03-20-2023	REROOF 4 SQUARES	08-24-2018	JLF	5		30	Quality Control	
BPO-22-211	05-18-2022	MN	Maintenance	35,200		100	05-18-2022	REPLACE DAMAGED ROOF RA	01-09-2017	SJD	9	1	00	Measure & Listed	
2018-16	08-24-2018	MS	Miscellaneous	4,500		100		10' X 12' UTILITY SHED	04-12-2013	VGS			20	Field Review	
2017-18	10-24-2017	MS	Miscellaneous	4,000	08-24-2018	100		CONSTRUCT A 10' X 12' UTILIT	07-28-1998	BSB			01	Measure - No Entry	
11544	04-23-1990	AD	Addition	102,000		100		2ND STY,DOR,DECK,PCH							

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	RC	Residual	0.605	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	28,400
1	1010	Single Family	WP	Undevelop	0.500	AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	1,300
Total Card Land Units					2.02	AC	Parcel Total Land Area					2.02	Total Land Value			499,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	Raised Cape	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	954				
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	60,103	
Replace Cost	654,182	
Year Built	1970	
Effective Year Built	1997	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	76	
Cns Sect Rcnld	497,200	
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	2017	E	100	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	40	4	16.53	661
BAS	First Floor	1,626	1,626	1,626	165.34	268,849
BSM	Basement	0	1,104	221	33.10	36,541
DCK	Deck	0	537	54	16.63	8,929
FEP	Finished Enclosed Porch	0	318	191	99.31	31,581
FGR	Garage	0	576	230	66.02	38,029
FHS	Finished Half Story	277	554	277	82.67	45,800
FNS	Finished 90% Story	518	576	518	148.69	85,648
PTO	Patio	0	80	4	8.27	661
TQS	Three Quarter Story	468	624	468	124.01	77,381
Ttl Gross Liv / Lease Area		2,889	6,035	3,593		594,080

