

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ONEIL JOHN C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ONEIL MAUREEN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	366,900	366,900	
39 PARTING ROCK RD				0 Light		RES LAND	1010	470,200	470,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	6,500	6,500	VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 1780	District								
	Total Acres .92	Res Exem								
	Chapter Lan									
	GIS ID F_870486_2853819	Assoc Pid#								
						Total		843,600	843,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ONEIL JOHN C		16169 0168	05-06-1998	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed			
ONEILL JOHN C		13863 0052	09-29-1995	Q	I	197,000	00	2023	1010	280,400	2022	1010	257,000			
									1010	504,700		1010	320,700			
									1010	4,400		1010	4,400			
								Total		789,500	Total		582,100	Total		546,200

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				

NOTES									

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
2013-185	07-29-2013	MS	Miscellaneous	2,500		100		INSTALL A 21'ROUND X 52" AB	04-12-2013	VGS			20	Field Review
218	11-02-2011	AD	Addition	25,000	08-21-2012	100		26X26 ATT GARAGE	08-21-2012	KP	5	1	00	Measure & Listed
29	02-10-2010	RM	Remodel	9,500	08-21-2012	100		GARAGE INTO PLYRM	01-07-2008	BSB	6	1	00	Measure & Listed
14584	07-10-1997	AD	Addition	2,000	05-08-1998	100		12X12 DCK ON EXISTNG						
14227	09-12-1996	NC	New Construct	3,000	09-19-1997	100		10X12 SHED TO PIER						

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	03	Colonial	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		483,921
Interior Floor 2			Replace Cost		32,793
Heat Fuel	03	Gas	Year Built		1971
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnd		366,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	425		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1012		Cost to Cure Ovr Comment		

FGR	24	FEP	10	DCK	10
			14		12
		BAS		FUS	
		BSM		BAS	
			22	BSM	
	25				22
			14		32
				FUS	32
					2

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	240	21.00	1997	A	70	C	1.00	3,500
PTO	Patio	L	288	15.00	1985	A	70	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,012	1,012	1,012	208.77	211,272
BSM	Basement	0	1,012	202	41.67	42,171
DCK	Deck	0	120	12	20.88	2,505
FEP	Finished Enclosed Porch	0	140	84	125.26	17,536
FGR	Garage	0	600	240	83.51	50,104
FUS	Finished Upper Story	768	768	768	208.77	160,333
Ttl Gross Liv / Lease Area		1,780	3,652	2,318		483,921

