

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COLLINS WILLIAM J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
COLLINS ELLEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	397,400	397,400
74 MILLBROOK WAY		SUPPLEMENTAL DATA			RES LAND	1010	488,100	488,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres .958 Chapter Lan GIS ID F_874833_2848258			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total		886,900	886,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COLLINS WILLIAM J		11306 0329	10-01-1992	Q	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	306,400	2022	1010	281,800	
									1010	476,900		1010	402,400	
									1010	900		1010	900	
						Total		784,200	Total		685,100	Total		623,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	397,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	488,100
Special Land Value	0
Total Appraised Parcel Value	886,900
Valuation Method	C
Total Appraised Parcel Value	886,900

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
466	11-14-2001	RM	Remodel	10,000	10-19-2002	100		FINISH 600'SQ'BASEMT	09-29-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									03-04-2013	AO	6	6	30	Quality Control
									10-19-2002	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.09	1,900
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			488,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	1056				
Model	01	Residential	Bsmt Type	00				
Grade	06	Good	Unfin Area	0.00	N/A			
Stories	2							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
Exterior Wall 2	11	Clapboard			B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				457,647		
Interior Floor 2			Net Other Adj			45,385		
Heat Fuel	02	Oil	Replace Cost			503,032		
Heat Type	05	Hot Water	Year Built			1976		
AC Type	01	None	Effective Year Built			2000		
Bedrooms	4		Depreciation Code			G		
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	0		Depreciation %			21		
Total Rooms	7		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	1		Condition %					
Extra Openings	0		Percent Good			79		
Gas Fireplaces	0		Cns Sect Rcnld			397,400		
Sq Ft Fin Bsmt	600		Dep % Ovr					
FBM Quality	04	Above Average	Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	1		Misc Imp Ovr Comment					
Bsmt Area	1056		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	1,056	1,056	1,056	232.07	245,069
BSM	Basement	0	1,056	211	46.37	48,967
DCK	Deck	0	40	4	23.21	928
FOP	Open Porch	0	32	5	36.26	1,160
FSP	Screened Porch	0	120	24	46.41	5,570
FUS	Finished Upper Story	672	672	672	232.07	155,953
Ttl Gross Liv / Lease Area		1,728	2,976	1,972		457,647

DCK	FSP		
10		10	
4		12	
BAS			FUS
BSM			BAS
		24	24
16			28
		FOP	4
		8	

