

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AUER JAMES T			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
AUER EVELYN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	374,500	374,500	
88 MILLBROOK WAY				0 Light		RES LAND	1010	488,600	488,600	
DUXBURY MA 02332						RESIDNTL	1010	28,900	28,900	
SUPPLEMENTAL DATA										
Alt Prcl ID			Cyclical 5							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 2106			District							
Total Acres .968			Res Exem							
Chapter Lan										
GIS ID F_874785_2848432			Assoc Pid#							
						Total		892,000	892,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AUER JAMES T		20438 0317	08-28-2001	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed			
CONKEY DONALD E		17789 0339	08-20-1999	Q	I	396,000	00	2023	1010	284,900	2022	1010	260,700			
									1010	477,400		1010	402,800			
									1010	19,000		1010	19,000			
								Total		781,300	Total		682,500	Total		620,000

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) 374,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

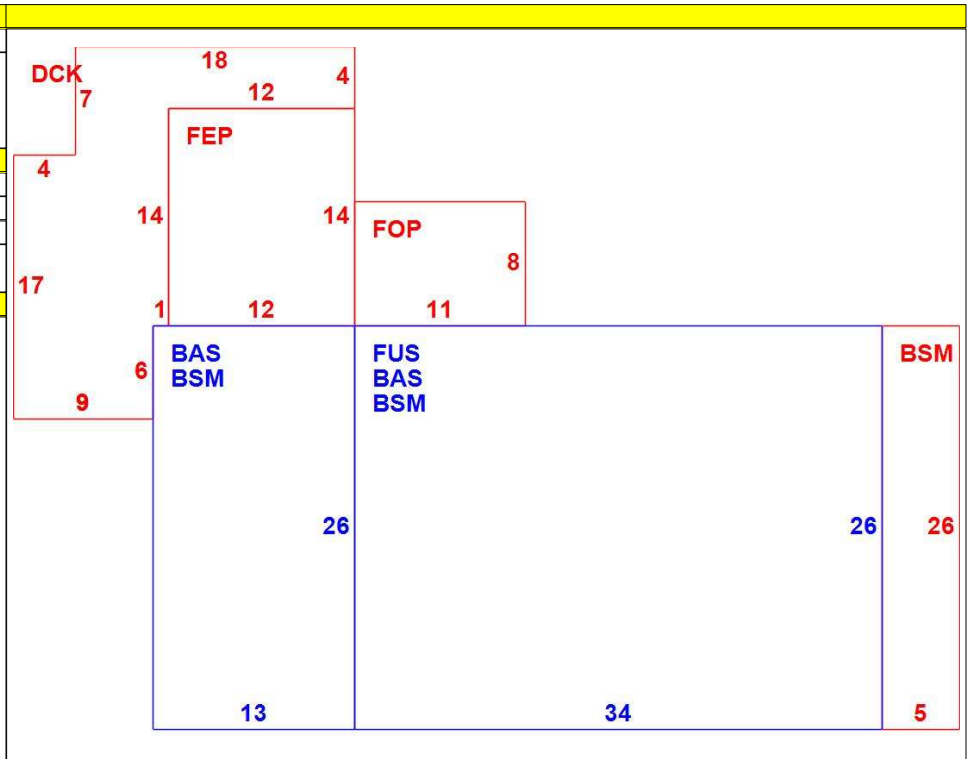
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES											
<p>Appraised Land Value (Bldg) 488,600</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 892,000</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 892,000</p>											

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
BPO-20-282	10-27-2020	MN	Maintenance	3,676		100		Air Sealing/Attic Stair Cover/Wea			09-29-2020	SJT	10		20	Field Review
											04-12-2013	VGS			20	Field Review
											12-05-2007	BSB		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	0.050 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.10	2,400
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1352	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		Ownr
Exterior Wall 2			B		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	487,646		
Interior Floor 2			25,350		
Heat Fuel	02	Oil	512,996		
Heat Type	05	Hot Water	1977		
AC Type	01	None	1994		
Bedrooms	4		A		
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		27		
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		
Extra Kitchens	0		1.000		
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		73		
Sq Ft Fin Bsmt	96		Cns Sect Rcnld		
FBM Quality	03	Average	374,500		
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	2		Dep Ovr Comment		
Bsmt Area	1352		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
WDK	Deck	L	207	21.00	2000	A	70	C	1.00	3,000
FGR2	Garage - 1 St	L	432	63.00	1987	A	70	C	1.00	19,100
SPL4	Above Ground	L	648	8.00	1986	A	70	C	1.00	3,600
GRN1	Greenhouse -	L	88	52.00	2000	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	193.90	236,940
BSM	Basement	0	1,352	270	38.72	52,352
DCK	Deck	0	254	25	19.08	4,847
FEP	Finished Enclosed Porch	0	168	101	116.57	19,583
FOP	Open Porch	0	88	13	28.64	2,521
FUS	Finished Upper Story	884	884	884	193.90	171,403
Ttl Gross Liv / Lease Area		2,106	3,968	2,515		487,646

