

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON ROBERT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
JOHNSON NANCY A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	503,600	503,600
70 SCREENHOUSE LN				0 Light		RES LAND	1010	440,200	440,200
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2166 Total Acres .53 Chapter Lan			Cyclical 5 Exemption W District Res Exem				
GIS ID F_873884_2849922		Assoc Pid#						Total 943,800 943,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON ROBERT		15687 0304	12-01-1997	Q	I	304,000	00	Year	Code	Assessed	Year	Code	Assessed
POLCARI JR RICHARD		13671 0320	06-30-1995	Q	I	266,000	00	2023	1010	384,100	2022	1010	351,800
BUCHNER ELIZABETH		11072 0023	06-25-1992	Q	I	253,000	00		1010	429,700	2021	1010	366,500
								Total		813,800	Total		718,300
								Total			Total		642,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	503,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	440,200
Special Land Value	0
Total Appraised Parcel Value	943,800
Valuation Method	C
Total Appraised Parcel Value	943,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

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
160	10-30-2009	MN	Maintenance	18,400		100		WOODSIDING&WINDOWS	10-02-2020	SJT	10		20	Field Review
650	12-03-2003	MN	Maintenance	7,000		100		REROOF	04-12-2013	VGS			20	Field Review
									01-23-2008	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	RC	Primary	23,087	SF	13.73	1.00000	5	1.00	0070	1.389		1.0000	19.07	440,200
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			440,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1250	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	456.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			
Interior Floor 2			Net Other Adj		578,936
Heat Fuel	02	Oil	Replace Cost		35,235
Heat Type	05	Hot Water	Year Built		614,171
AC Type	03	Central	Effective Year Built		1985
Bedrooms	4		Depreciation Code		2003
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	8		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		82
Gas Fireplaces	0		Cns Sect Rcnd		503,600
Sq Ft Fin Bsmt	288		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1250		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	PTO		
12	12		
14	20		
BAS	UHS	BSM	BSM
19	24	24	3
14	38	2	3
	FUS	38	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,178	1,178	1,178	216.59	255,139
BSM	Basement	0	1,250	250	43.32	54,147
DCK	Deck	0	168	17	21.92	3,682
FUS	Finished Upper Story	988	988	988	216.59	213,987
PTO	Patio	0	240	12	10.83	2,599
UHS	Unfinished Half Story	0	912	228	54.15	49,382
Ttl Gross Liv / Lease Area		2,166	4,736	2,673		578,936

