

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSH ADAM J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
DANNER MARY L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	284,700	284,700	
75 SCREENHOUSE LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	476,200	476,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1892 Total Acres .84 Chapter Lan GIS ID F_873924_2850109			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700	
						Total		769,600	769,600	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WALSH ADAM J		55944 28	11-01-2021	U	I	683,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WADE ANDREA L TT RICHARD C COX S		38791 0120	07-30-2010	U	I	100	1A	2023	1010	318,700	2022	1010	267,400	2021	1010	238,800
COX SR RICHARD C & NANCY JOAN TR		29417 0262	11-05-2004	Q	I	510,000	00		1010	465,700		1010	395,300		1010	354,800
									1010	6,300		1010	6,300		1010	3,500
						Total		790,700	Total		669,000	Total		597,100		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

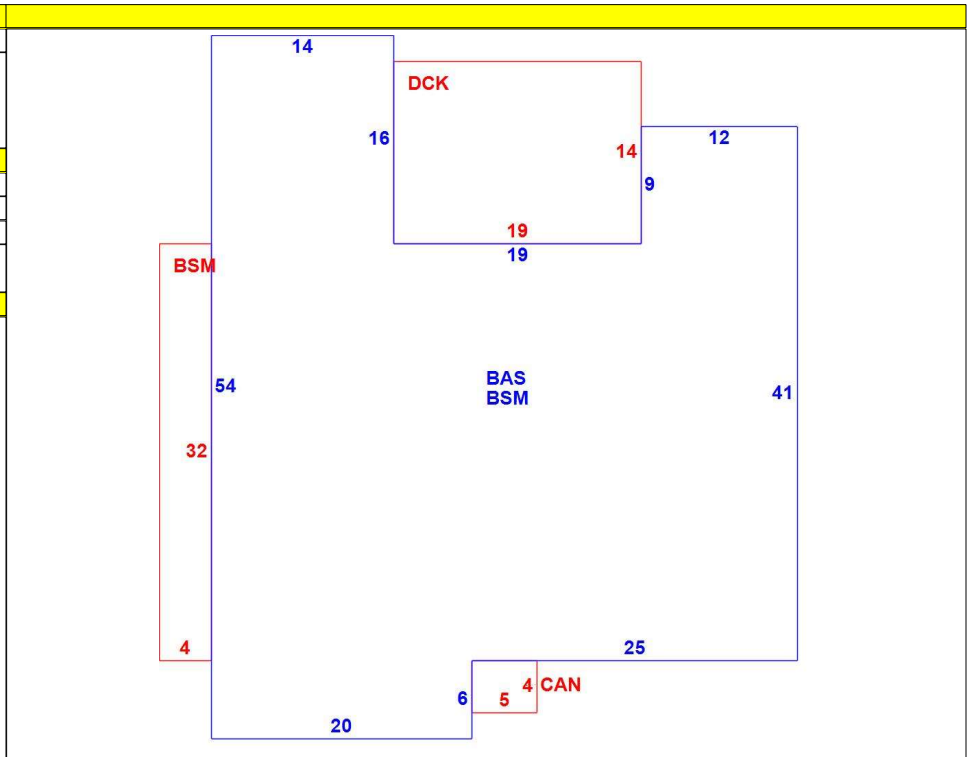
  

APPRAISED VALUE SUMMARY					
Appraised Bldg. Value (Card)					284,700
Appraised Xf (B) Value (Bldg)					0
Appraised Ob (B) Value (Bldg)					8,700
Appraised Land Value (Bldg)					476,200
Special Land Value					0
Total Appraised Parcel Value					769,600
Valuation Method					C
Total Appraised Parcel Value					769,600

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
										05-02-2022	SJD	9	1	00	Measure & Listed
										09-06-2019	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										04-02-2005	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	RC	Primary	36,590 SF	9.37	1.00000	5	1.00	0070	1.389		1.0000	13.01	476,200
Total Card Land Units					0.84 AC	Parcel Total Land Area					0.84	Total Land Value			476,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2020	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2	20	Brick/Masonry			B
Roof Structure	04	Hip			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		373,924
Heat Fuel	02	Oil	Replace Cost		44,793
Heat Type	05	Hot Water	Year Built		418,716
AC Type	03	Central	Effective Year Built		1984
Bedrooms	2		Depreciation Code		1994
Full Baths	3		Remodel Rating		A
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	6		Functional Obsol		5
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		68
Gas Fireplaces	0		Cns Sect Rcnd		284,700
Sq Ft Fin Bsmt	790		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	3		Misc Imp Ovr Comment		
Bsmt Area	2020		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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,892	1,892	1,892	160.83	304,286
BSM	Basement	0	2,020	404	32.17	64,974
CAN	Canopy	0	20	2	16.08	322
DCK	Deck	0	266	27	16.32	4,342
Ttl Gross Liv / Lease Area		1,892	4,198	2,325		373,924



05/02/2022