

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TORREY LESLIE TRUSTEE FOR TORREY ROBERT B JR PO BOX 1524		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	225,300	225,300
DUXBURY MA 02331		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	549,700	549,700
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1824 Total Acres 3.358 Chapter Lan GIS ID F_871199_2845442		Cyclical 5 Exemption 17E W District Res Exem Assoc Pid#		Total				775,000	775,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TORREY LESLIE TRUSTEE FOR		3977 0666	04-11-1974	U	I	40,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	173,900	2022	1010	158,900
									1010	562,900		1010	479,300
									1010	3,100		1010	3,100
								Total		739,900	Total		641,300
								Total			Total		445,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	17E	WIDOW ORPHAN	324.00					
Total			324.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 225,300
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 549,700
 Special Land Value 0
 Total Appraised Parcel Value 775,000
 Valuation Method C
 Total Appraised Parcel Value 775,000

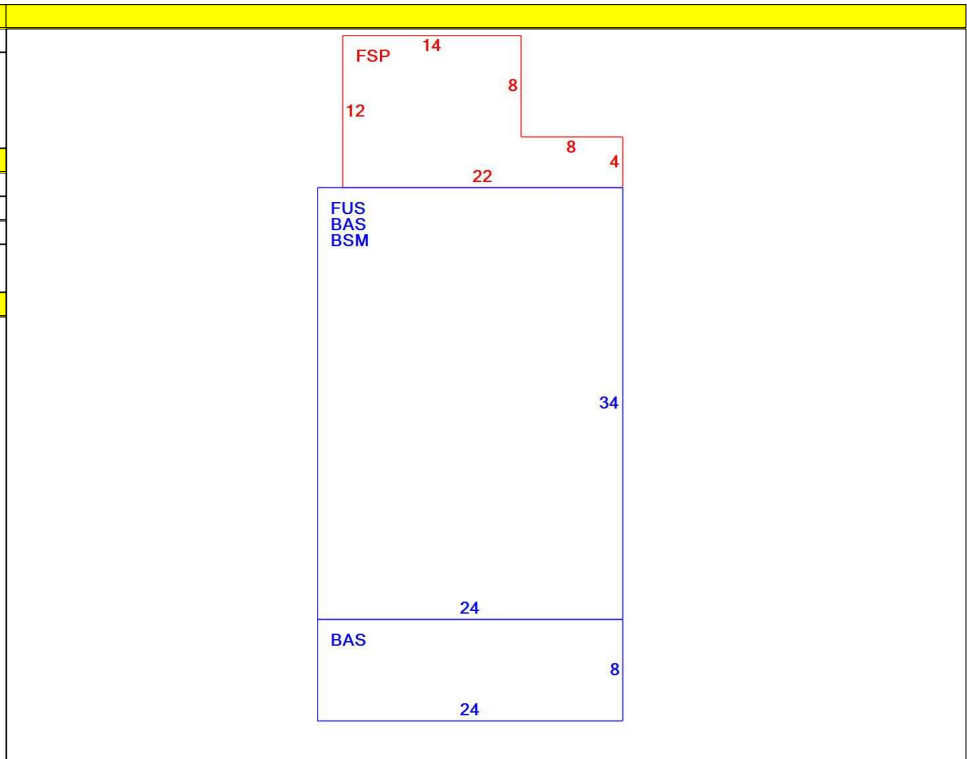
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
070-034-00	04-28-2023	MN	Maintenance			100		New Roof & Siding	06-14-2023	SJT	5		07	Measure - Info @ Door
BPO-22-406	10-25-2022	DM	Demolish	500	06-14-2023	100		DEMO STORAGE SHED	09-28-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									12-27-2007	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			1.0000	486,200	
1	1010	Single Family	RC	Residual	2.440	AC 35,000.00	0.53508	5	1.00	0070	1.389			1.0000	63,500	
Total Card Land Units					3.36	AC	Parcel Total Land Area					3.36	Total Land Value			549,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			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			321,280
Interior Floor 2			Net Other Adj		10,000
Heat Fuel	07	Propane	Replace Cost		331,280
Heat Type	04	Forced Air-Duc	Year Built		1940
AC Type	01	None	Effective Year Built		1989
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnd		225,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,008	1,008	1,008	158.50	159,768	
BSM	Basement	0	816	163	31.66	25,836	
FSP	Screened Porch	0	200	40	31.70	6,340	
FUS	Finished Upper Story	816	816	816	158.50	129,336	
Ttl Gross Liv / Lease Area		1,824	2,840	2,027		321,280	

