

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DYAR THOMAS A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MATASH JESSICA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	468,200	468,200	
315 WEST ST				0 Medium		RES LAND	1010	488,100	488,100	
						RESIDNTL	1010	1,200	1,200	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2356 Total Acres .96 Chapter Lan		Cyclical 5 Exemption W District Res Exem					VISION
			GIS ID F_871470_2845999		Assoc Pid#	Total 957,500 957,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DYAR THOMAS A		53208 134	08-06-2020	Q	I	794,000	00	Year	Code	Assessed	Year	Code	Assessed
MATICHA DEONE M		49063 0209	10-18-2017	Q	I	550,000	00	2023	1010	359,000	2022	1010	329,500
HEPPENSTALL BETH A		47218 0050	07-22-2016	U	I	100	1A		1010	476,900		1010	402,400
HEPPENSTALL JOHN A		43414 0027	07-29-2013	Q	I	520,000	00		1010	800		1010	800
DUFFY JOHN A SR TT		40033 0303	06-17-2011	U	I	100	1A	Total 836,700 Total 732,700 Total 553,500					

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

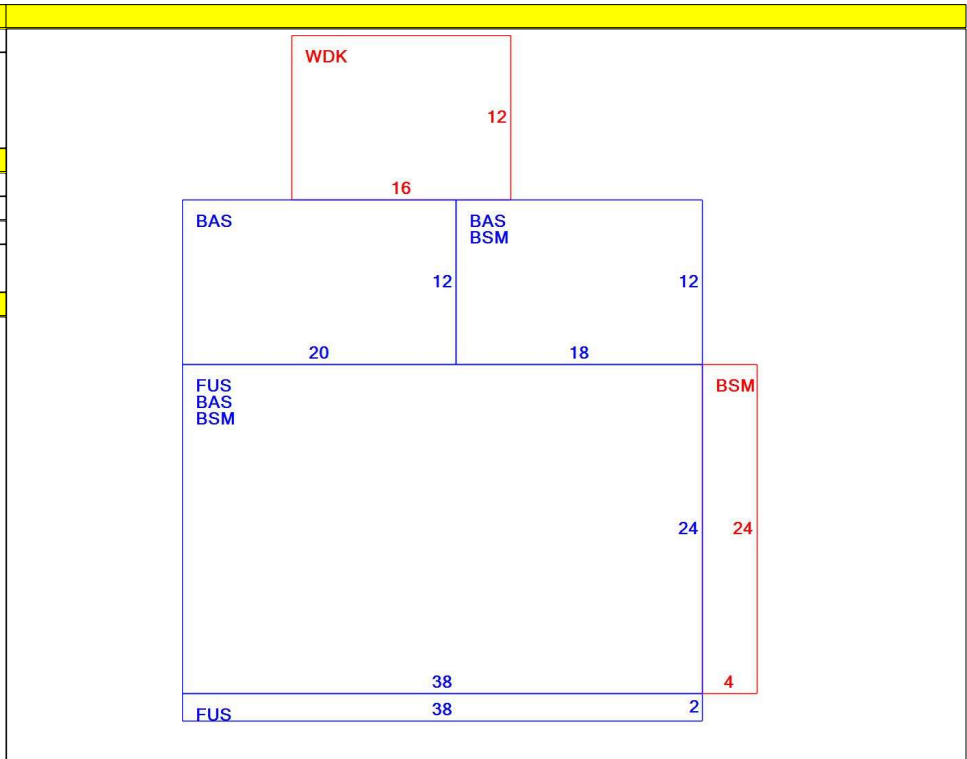
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)													468,200	
Appraised Xf (B) Value (Bldg)													0	
Appraised Ob (B) Value (Bldg)													1,200	
Appraised Land Value (Bldg)													488,100	
Special Land Value													0	
Total Appraised Parcel Value													957,500	
Valuation Method													C	
Total Appraised Parcel Value													957,500	

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
BP-20-12 11912	04-13-2020 06-03-1991	RM AD	Remodel Addition	57,000 3,000	06-22-2020	100 100	04-14-2020	Kitchen Remodel. Install new flo DECK 12' X 14'		04-27-2021 06-22-2020 04-12-2018 04-24-2014 04-12-2013 08-10-2010	SJD SJT SJD SJD VGS KP	9 5 9 9	2	12 20 20 01 20 01	Property Est. - No Access Field Review Field Review Measure - No Entry Field Review Measure - No Entry

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			12.16	486,200	
1	1010	Single Family	RC	Residual	0.040	AC 35,000.00	1.00000	5	1.00	0070	1.389			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	1224			
Model	01	Residential			Bsmt Type	03			
Grade	06	Good			Unfin Area	0.00	Partial		
Stories	2								
Occupancy	1				CONDO DATA				
Exterior Wall 1	14	Wood Shingle			Parcel Id		C		Owne
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							
Interior Floor 2					Net Other Adj		548,917		
Heat Fuel	02	Oil			Replace Cost		43,718		
Heat Type	05	Hot Water			Year Built		592,635		
AC Type	01	None			Effective Year Built		1979		
Bedrooms	4				Depreciation Code		2000		
Full Baths	2				Remodel Rating		G		
Half Baths	1				Year Remodeled				
Extra Fixtures	1				Depreciation %		21		
Total Rooms	9				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	03	Modern			Trend Factor		1.000		
Extra Kitchens	0				Condition				
Fireplaces	1				Condition %				
Extra Openings	0				Percent Good		79		
Gas Fireplaces	0				Cns Sect Rcnld		468,200		
Sq Ft Fin Bsmt	490				Dep % Ovr				
FBM Quality	04	Above Average			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	2				Misc Imp Ovr Comment				
Bsmt Area	1224				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	80	21.00	2010	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,368	1,368	1,368	209.51	286,610	
BSM	Basement	0	1,224	245	41.94	51,330	
FUS	Finished Upper Story	988	988	988	209.51	206,996	
WDK	Deck	0	192	19	20.73	3,981	
Ttl Gross Liv / Lease Area		2,356	3,772	2,620		548,917	

