

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THAWLEY DREW			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
THAWLEY GINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	761,200	761,200	
254 WEST ST				0 Medium		RES LAND	1010	501,800	501,800	
						RESIDNTL	1010	196,900	196,900	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2303 Total Acres 1.238 Chapter Lan		Cyclical 5 Exemption W District Res Exem					VISION
			GIS ID F_872308_2845427		Assoc Pid#	Total		1,459,900	1,459,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THAWLEY DREW		40273 0227	08-31-2011	U	I	525,000	1V	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	575,700	2022	1010	525,500
									1010	490,200		1010	413,600
									1010	128,100		1010	128,100
								Total		1,194,000	Total		1,067,200
								Total			Total		776,900

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

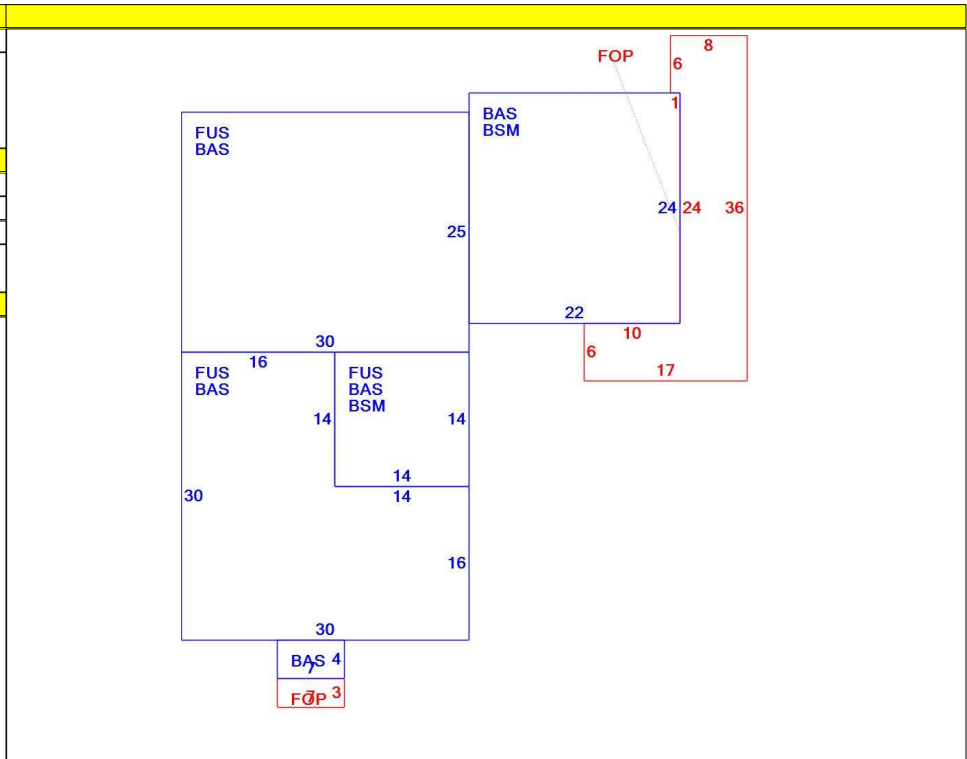
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	761,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	196,900
Appraised Land Value (Bldg)	501,800
Special Land Value	0
Total Appraised Parcel Value	1,459,900
Valuation Method	C
Total Appraised Parcel Value	1,459,900

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
QPO-22-32	12-16-2022	MN	Maintenance	4,000		100	12-16-2022	WEATHERIZAION/AIR SEALING	10-16-2020	SJT	10		20	Field Review
2015-59	04-21-2015	MS	Miscellaneous	47,000		100		SOLAR ELECTRIC PANELS ON	07-29-2013	BH			01	Measure - No Entry
202	08-13-2012	AD	Addition	525,000	07-29-2013	100		CONSTRUCT 22X30 & 22.5X24'	04-12-2013	VGS			20	Field Review
201	08-13-2012	AD	Addition	13,500	07-29-2013	100		DEMOLISH REAR ADDITION & I	10-09-2012	KP	6		30	Quality Control
426	09-10-2004	MN	Maintenance	3,000		100		REPL SIDEWALL	04-06-2011	KP		1	00	Measure & Listed
14257	10-15-1996	AD	Addition	11,000	09-24-1997	100		ADD 12X16 RM & REROOF						
13823	09-20-1995	NC	New Construct	45,000	09-24-1997	100		28 X 32 2 STORY BARN						

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	12.16	486,200
1	1010	Single Family	RC	Residual	0.320 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	15,600
Total Card Land Units					1.24 AC	Parcel Total Land Area					1.24	Total Land Value			501,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	196	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			847,095
Interior Floor 2			Net Other Adj		27,840
Heat Fuel	03	Gas	Replace Cost		874,935
Heat Type	05	Hot Water	Year Built		1700
AC Type	01	None	Effective Year Built		2008
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	5		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	4		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		761,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	196		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
BRN9	Barn - Liv Area	L	2,240	123.00	1995	A	70	C	1.00	192,900
SHD1	Shed	L	272	21.00	1985	A	70	C	1.00	4,000
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,206	2,206	2,206	209.06	461,178
BSM	Basement	0	724	145	41.87	30,313
FOP	Open Porch	0	339	51	31.45	10,662
FUS	Finished Upper Story	1,650	1,650	1,650	209.06	344,942
Ttl Gross Liv / Lease Area		3,856	4,919	4,052		847,095

