

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAHER JOSEPH J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MAHER ASHLEY L			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	533,000	533,000
1 MODOC ST				0 Medium		RES LAND	1010	509,300	509,300
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID				Cyclical 5					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2272				District					
Total Acres 1.393				Res Exem					
Chapter Lan									
GIS ID F_871889_2845333				Assoc Pid#					
						Total		1,042,300	1,042,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAHER JOSEPH J		53913 81	11-30-2020	Q	I	850,000	00	Year	Code	Assessed	Year	Code	Assessed			
BOYNTON FREEMAN III		51562 173	08-28-2019	Q	I	630,000	00	2023	1010	407,500	2022	1010	373,500			
LAMBERT WILFRED J TT		18494 0276	05-04-2000	Q	I	375,000	00		1010	497,600	2021	1010	277,000			
												1010	282,600			
												1010	34,200			
								Total		905,100	Total		793,400	Total		593,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	533,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	509,300
Special Land Value	0
Total Appraised Parcel Value	1,042,300
Valuation Method	C
Total Appraised Parcel Value	1,042,300

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
BPO-20-137	08-08-2020	MN	Maintenance	3,700	09-21-2020	100		Construct a non load bearing part		05-27-2021	SJD	9		01	Measure - No Entry
134	04-16-2002	AD	Addition	12,000	07-26-2003	100		8x32 FARMERS PORCH		09-23-2020	SJT	5		20	Field Review
										05-07-2020	SJD	9		12	Property Est. - No Access
										04-12-2013	VGS			20	Field Review
										07-26-2003	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			12.16	486,200
1	1010	Single Family	PD	Residual	0.476 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.12	23,100
Total Card Land Units					1.39 AC	Parcel Total Land Area					1.39	Total Land Value			509,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1466	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			573,365
Interior Floor 2			Net Other Adj		39,295
Heat Fuel	02	Oil	Replace Cost		612,660
Heat Type	05	Hot Water	Year Built		1978
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		533,000
Sq Ft Fin Bsmt	520		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	1466		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	1,336	1,336	1,336	218.67	292,149
BSM	Basement	0	1,466	293	43.71	64,072
DCK	Deck	0	190	19	21.87	4,155
FOP	Open Porch	0	256	38	32.46	8,310
FUS	Finished Upper Story	936	936	936	218.67	204,679
Ttl Gross Liv / Lease Area		2,272	4,184	2,622		573,365

