

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNOLLY ANDREW M CONNOLLY JULIE A 9 CHURCH ST DUXBURY MA 02332			8 Sloping	0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
				0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	435,200	435,200	
			SUPPLEMENTAL DATA				0 Medium		RES LAND	1010	
			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1709 Total Acres .998 Chapter Lan GIS ID F_875622_2847453			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,500	10,500	
								Total	747,000	747,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CONNOLLY ANDREW M			47136	0112	07-01-2016	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed	
HANSON CRAIG W & ARES MONICA			40052	0253	06-23-2011	Q	I	260,000	00	2023	1010	325,000	2022	1010	271,200	
LORING ALETHEA A			17414	0299	05-03-1999	U	I	137,500	1A		1010	313,400		1010	257,600	
											1010	8,100		1010	8,100	
								Total		646,500	Total		536,900	Total		463,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)	435,200		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	10,500		
					Appraised Land Value (Bldg)	301,300		
					Special Land Value	0		
					Total Appraised Parcel Value	747,000		
					Valuation Method	C		
					Total Appraised Parcel Value	747,000		

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-21-104	03-16-2021	MN	Maintenance	3,750	09-29-2021	100		Reconstruct a 5x9 front portico.	09-29-2021	SJT	5		20	Field Review	
QPO-21-24	02-10-2021	MN	Maintenance	25,000		100		15 Replacement Windows. 12 S	05-17-2021	SJT	5		01	Measure - No Entry	
224	09-05-2012	AD	Addition	52,000	07-29-2013	100		16X20 2 STORY ADDITION	04-01-2015	JLF	7	2	00	Measure & Listed	
213	08-17-2012	AD	Addition	6,400	07-29-2013	100		16X20 FOUNDATION FOR 2 ST	07-29-2013	BH			01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									04-25-2011	KP			01	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	NB	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000	ABUTTING MILLBROOK MOT	E85	0.8500	8.75	297,500
1	1010	Single Family	NB	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800	
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			301,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1036	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2	05	Drywall			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		541,170
Heat Type	05	Hot Water	Replace Cost		24,050
AC Type	01	None	Year Built		565,220
Bedrooms	2		Effective Year Built		1938
Full Baths	1		Depreciation Code		1998
Half Baths	1		Remodel Rating		VG
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		23
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		77
Sq Ft Fin Bsmt	320		Cns Sect Rcnld		435,200
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1036		Misc Imp Ovr Comment		
			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
FGR1	Garage - 1 Sto	L	288	52.00	1980	A	70	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	193.21	261,987
BSM	Basement	0	1,356	271	38.61	52,359
FOP	Open Porch	0	54	8	28.62	1,546
FSP	Screened Porch	0	224	45	38.81	8,694
FUS	Finished Upper Story	320	320	320	193.21	61,826
PTO	Patio	0	372	19	9.87	3,671
TDK	Trex Deck	0	48	5	20.13	966
TQS	Three Quarter Story	777	1,036	777	144.90	150,121
Ttl Gross Liv / Lease Area		2,453	4,766	2,801		541,170

