

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ENGLAND TRENT L			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ENGLAND DENISE S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	207,600	207,600	
1408 TREMONT ST		SUPPLEMENTAL DATA			RES LAND	1010	466,400	466,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1288 Total Acres .75 Chapter Lan GIS ID F_875906_2846541			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	13,800	1,200	
						Total		687,800	675,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ENGLAND TRENT L	57103	70	08-04-2022	Q	I	675,000	00	Year	Code	Assessed	Year	Code	Assessed	
DECKER EMILY F	45675	0187	06-17-2015	Q	I	400,000	00	2023	1010	149,300	2022	1010	122,900	
KINDREGAN NANCY	20998	0019	11-28-2001	Q	I	338,100	00		1010	456,100		1010	387,200	
PRINCE ELINOR C	2657	0379	05-28-1993	Q	I	142,000	00		1010	800		1010	800	
						Total		606,200	Total		510,900	Total		467,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			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)	207,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,800
Appraised Land Value (Bldg)	466,400
Special Land Value	0
Total Appraised Parcel Value	687,800
Valuation Method	C
Total Appraised Parcel Value	687,800

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-23-29	09-22-2023	MN	Maintenance	14,692		100		REPLACE 1 ENTRY DOOR	04-11-2023	SJD	9	1	00	Measure & Listed
BPO-21-147	04-07-2021	RM	Remodel	25,000	06-29-2021	100	05-17-2021	Refurb existing kitchen. Replace	06-29-2021	SJT	5		20	Field Review
BPO-20-171	10-26-2020	SP	Solar Panels	15,000	03-17-2021	100		Install 12 rooftop mounted solar p	03-17-2021	SJT	5		20	Field Review
2018-1	01-05-2018	MN	Maintenance	8,000		100		REPLACED WOOD SIDING	11-04-2015	SJD	9		01	Measure - No Entry
									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	NB	Primary	32,670	SF	10.28	1.00000	5	1.00	0070	1.389		1.0000	14.28	466,400
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value			466,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	644	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	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	07	Gambrel	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			257,315
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	03	Gas	Replace Cost		266,115
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	03	Central	Effective Year Built		1999
Bedrooms	3		Depreciation Code		VG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		22
Total Rooms	5		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		78
Gas Fireplaces	0		Cns Sect Rcnld		207,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	644		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	2000	A	70	C	1.00	1,200
SLR	Solar Panels	L	12	1050.00	2020	A	70	C	1.00	12,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	644	644	644	181.08	116,616
BSM	Basement	0	644	129	36.27	23,359
FOP	Open Porch	0	29	4	24.98	724
FUS	Finished Upper Story	644	644	644	181.08	116,616
Ttl Gross Liv / Lease Area		1,288	1,961	1,421		257,315

FOP 3
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FUS
BAS
BSM

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FOP 7 2

