

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
JOHNSON SUSAN KAY TRUSTEE SKJ HOLDING TRUST 1400 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	326,200	326,200	
		SUPPLEMENTAL DATA		RES LAND		1010	586,700	586,700	RESIDNTL	1010	22,700	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1525 Total Acres 8.798 Chapter Lan GIS ID F_875680_2846843		Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total		935,600		935,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON SUSAN KAY TRUSTEE	52177	116	12-31-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHNSON SUSAN K	31070	0032	08-03-2005	U	I	100	1	2023	1010	316,100	2022	1010	271,900	2021	1010	236,500
MCSHERRY SUSAN J	21033	0002	12-03-2001	U	I	1	1F		1010	582,000		1010	482,500		1010	454,900
MCSHERRY SUSAN J	17786	0289	08-20-1999	U	I	1	1A		1010	17,500		1010	17,500		1010	17,500
MCSHERRY JOHN E	14682	0205	09-27-1996	Q	I	310,000	00	Total		915,600	Total		771,900	Total		708,900

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				

  

NOTES											
4 ROOMS LOWER LEVEL INCL. 2 BEDROOMS											

  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										326,200	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										22,700	
Appraised Land Value (Bldg)										586,700	
Special Land Value										0	
Total Appraised Parcel Value										935,600	
Valuation Method										C	
Total Appraised Parcel Value										935,600	

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-20-263 17	10-22-2020 10-29-2008	BP MS	Bldg Permit Miscellaneous	25,000 5,500	01-14-2021	100 100		Remove/replacve on same footpr NAPOLEAN FIREPLACE		01-14-2021 10-07-2020 04-12-2013 12-27-2007	SJT SJT VGS BSB	5 10  1		20 20 20 00	Field Review Field Review Field Review 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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			1.0000		12.16	486,200
1	1010	Single Family	NB	Residual	7.880	AC 35,000.00	0.26228	5	1.00	0070	1.389			1.0000		0.29	100,500
Total Card Land Units					8.80	AC	Parcel Total Land Area			8.80	Total Land Value					586,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1377	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	12	Cedar Or Redwd	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			371,906
Interior Floor 2			Net Other Adj		57,298
Heat Fuel	02	Oil	Replace Cost		429,204
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1997
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		326,200
Sq Ft Fin Bsmt	1175		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1377		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	624	52.00	1980	A	70	C	1.00	22,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,525	1,525	1,525	201.36	307,069
BSM	Basement	0	1,377	275	40.21	55,373
DCK	Deck	0	192	19	19.93	3,826
FSP	Screened Porch	0	140	28	40.27	5,638
Ttl Gross Liv / Lease Area		1,525	3,234	1,847		371,906

