

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARNEY JOHN J (L/E)			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
CARNEY DIANNE D (L/E)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	549,000	549,000	
1394 TREMONT ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	546,800	546,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3342 Total Acres 3.108 Chapter Lan GIS ID F_875196_2846008			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	17,700	17,700	
						Total		1,113,500	1,113,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARNEY JOHN J (L/E)		49793 0037	05-14-2018	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CARNEY JOHN J		35724 0341	03-14-2008	Q	I	650,000	00	2023	1010	413,100	2022	1010	346,800	2021	1010	325,400
GOODRICH BENJAMIN F GOODRICH JR		19903 0018	05-29-2001	U	I	1	1F		1010	558,800		1010	475,700		1010	430,200
BENJAMIN F GOODRICH JR RLTY TRUS		17296 0084	03-30-1999	U	I	100	1F		1010	12,700		1010	12,700		1010	12,700
GOODRICH BENJAMIN F JR		17162 0150	02-18-1999	U	I	100	1F	Total		984,600	Total		835,200	Total		768,300

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)										549,000				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										17,700				
Appraised Land Value (Bldg)										546,800				
Special Land Value										0				
Total Appraised Parcel Value										1,113,500				
Valuation Method										C				
Total Appraised Parcel Value										1,113,500				

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
189	08-30-2010	AD	Addition	10,000	06-28-2011	100		3 SEASON RM,PIERFOOT		10-05-2020	SJT	10		20	Field Review
175	08-09-2010	RM	Remodel	6,500		100		1/2 BTH,STRUCTURAL		04-12-2013	VGS			20	Field Review
200	06-27-2008	RM	Remodel	15,000		100		KITCHEN 14X14,DOOR		10-25-2012	KP	6		30	Quality Control
										09-26-2011	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	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	2.190	AC	35,000.00	0.56876	5	1.00	0070	1.389			1.0000	0.64	60,600
Total Card Land Units					3.11	AC	Parcel Total Land Area					3.11	Total Land Value		546,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1621	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	550				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1621				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	767,150
Net Other Adj	52,273
Replace Cost	819,424
Year Built	1890
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	549,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
BRN1	Barn - 1 Story	L	648	39.00	1980	A	70	C	1.00	17,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,149	2,149	2,149	208.41	447,870
BSM	Basement	0	1,621	324	41.66	67,524
FEP	Finished Enclosed Porch	0	140	84	125.05	17,506
FHS	Finished Half Story	253	506	253	104.20	52,727
FNS	Finished 90% Story	238	264	238	187.88	49,601
FOP	Open Porch	0	40	6	31.26	1,250
FUS	Finished Upper Story	627	627	627	208.41	130,672
Ttl Gross Liv / Lease Area		3,267	5,347	3,681		767,150

