

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUXBURY AMERICAN LEGION POST #223 PO BOX 1113  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	BLDG	9540	489,400	489,400
				0	Medium			LAND	9540	373,900	373,900
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 3363 Total Acres .9 Chapter Lan GIS ID F_875582_2843639				Cyclical Exemption W District Res Exem Assoc Pid#		4		OB	9540	31,500	31,500
									Total	894,800	894,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DUXBURY AMERICAN LEGION		1613 0303	05-21-1931	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	
								2023	9540	376,700	2022	9540	310,400	
									9540	401,000		9540	255,400	
									9540	19,900		9540	19,900	
									Total	797,600	Total	585,700	Total	582,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 485,000			
			Total	0.00					Appraised Xf (B) Value (Bldg) 4,400			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

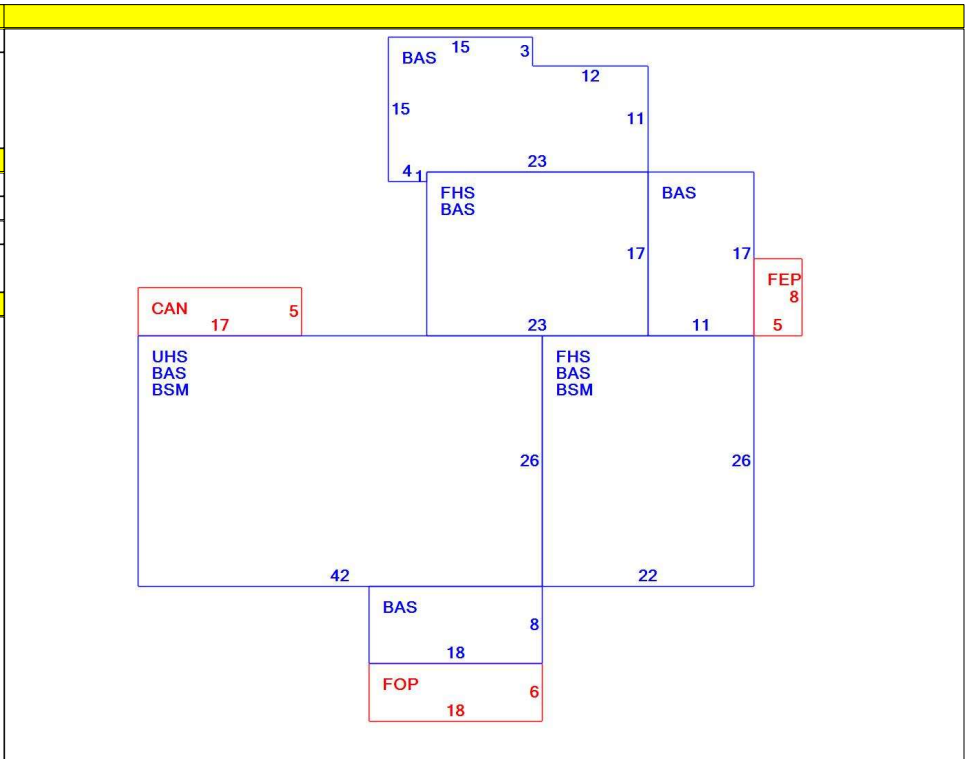
NOTES											
EST INSIDE											
								Appraised Land Value (Bldg) 373,900			
								Special Land Value 0			
								Total Appraised Parcel Value 894,800			
								Valuation Method C			
								Total Appraised Parcel Value 894,800			

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
CPO-22-28	06-24-2022	MN	Maintenance	24,000		100	06-24-2022	STRIP & REROOF	05-06-2014	DG			00	Measure & Listed
66	06-20-2006	MS	Miscellaneous	5,100		100		REPL 12 WINDOWS	04-12-2013	VGS			20	Field Review
533	10-10-2003	RM	Remodel	2,500		100		ENCLOSE STAIRWELL						
19990170	04-30-1999	MN	Maintenance	9,700		100		STRP/RRF+INSTL SHLD						

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	954R	Function, Frat	RC	Primary	39,204 SF	8.89	1.00000	5	1.00	0060	1.341		L80	0.8000	9.54	373,900
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			373,900

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1664	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	655.00	N/A
Stories	1.6				
Occupancy	3		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	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			706,923
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		723,824
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		1988
Bedrooms	0		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	3		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	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		485,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1664		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
PAV1	Paving - Asph	L	12,00	4.00	1980	F	55	C	1.00	26,400
FPL	FIREPLACE	B	1	6500.00	1984	F	67	C	0.00	4,400
PTO	Patio	L	400	15.00	2014	G	85	C	1.00	5,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,732	2,732	2,732	182.72	499,177
BSM	Basement	0	1,664	333	36.56	60,844
CAN	Canopy	0	85	9	19.35	1,644
FEP	Finished Enclosed Porch	0	40	24	109.63	4,385
FHS	Finished Half Story	482	963	482	91.45	88,069
FOP	Open Porch	0	108	16	27.07	2,923
UHS	Unfinished Half Story	0	1,092	273	45.68	49,881
<b>Ttl Gross Liv / Lease Area</b>		<b>3,214</b>	<b>6,684</b>	<b>3,869</b>		<b>706,923</b>

