

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DUXBURY TOWN OF WATER DEPT 878 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	BLDG	9710	149,400	149,400	
		SUPPLEMENTAL DATA		0	Medium			LAND	9710	799,900	799,900	
		Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 943 Total Acres 32.338 Chapter La GIS ID F_874407_2846141		Cyclical Exemption W District Res Exem Assoc Pid#				OB	9710	72,200	72,200	
						Total				1,021,500	1,021,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY TOWN OF		3313 0061	08-22-1966	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	9710	109,500	2022	9710	109,500	2021	9710	65,400
									9710	778,200		9710	638,800		9710	606,500
									9710	47,600		9710	47,600		9710	47,600
								Total		935,300	Total		795,900	Total		719,500

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)			149,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			72,200
Appraised Land Value (Bldg)			799,900
Special Land Value			0
Total Appraised Parcel Value			1,021,500
Valuation Method			C
Total Appraised Parcel Value			1,021,500

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
2013-0077	05-14-2013	MN	Maintenance	3,950		100		STRIP & REROOF	05-12-2014	DG			00	Measure & Listed
13855	10-19-1995	NC	New Construct	18,000		100		INSTALL CONC BLDG	04-12-2013	VGS			20	Field Review
13496	11-17-1994	MN	Maintenance	1,000		100		STRIP&REROOF OIL HSE						

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	971I	Utility	PD	Primary	40.000	SF 8.75	1.00000	5	1.00	0070	1.389		0	15.20	607,800
1	971R	Utility	RC	Residual	11.420	AC 35,000.00	0.24576	5	1.00	0070	1.389		0	0.27	136,500
1	971R	Utility	WP	Undevelop	20.000	AC 2,000.00	1.00000	0	1.00	0070	1.389		0	0.06	55,600
Total Card Land Units					32.34	AC	Parcel Total Land Area:					32.34	Total Land Value		799,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	24	Garage			
Model	96	Ind/Com			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Use Type					
Bldg Use	9711	Utility			
Total Rooms	4				
Total Baths	2				
SF Finish Bsmt	0				
Lighting Class					
Heat/AC	00	None			
Pct Heated					
Baths/Plumbing	02	Average			
Ceiling/Wall	02	Ceiling Only			
Rooms/Prtns	02	Average			
Wall Height	12.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
9711	Utility	100
		0
		0

COST / MARKET VALUATION	
RCN	222,996
Year Built	1950
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	149,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

UAT
BAS

33

55

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	13,160	4.00	1980	A	70	C	1.00	36,800
FGR1	Garage - 1 Stor	L	600	52.00	1980	A	70	C	1.00	21,800
SHD2	Shed w/loft	L	384	34.00	1980	A	70	C	1.00	9,100
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800
FN1	Fence - Chain	L	100	24.00	1980	A	70	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,815	1,815	1,815	106.85	193,933	
UAT	Unfinished Attic	0	1,815	272	16.01	29,063	
Ttl Gross Liv / Lease Area		1,815	3,630	2,087		222,996	

