

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ANDERSEN JENNIFER J TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
REBECCA F JOHNSON TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	392,400	392,400
32 BLUEBERRY LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	509,300	509,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2140 Total Acres 1.768 Chapter Lan GIS ID F_874694_2844227			Cyclical 5 Exemption W District Res Exem Assoc Pid#				
						Total	901,700	901,700	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TEPFER PHILIP & TONIELISE		58333 182	10-03-2023	Q	I	859,000	00	Year	Code	Assessed	Year	Code	Assessed
ANDERSEN JENNIFER J TT		55008 181	05-20-2021	U	I	100	1A	2023	1010	292,500	2022	1010	243,800
JOHNSON DWIGHT B JR		11997 0116	06-30-1993	U	I	1	1A		1010	546,600	2021	1010	347,300
						Total	839,100	Total	591,100	Total	577,500		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	392,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	509,300
Special Land Value	0
Total Appraised Parcel Value	901,700
Valuation Method	C
Total Appraised Parcel Value	901,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

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
140	11-03-2008	MN	Maintenance	10,945		100		RPL WINDOWS,DR	10-06-2020	SJT	10		20	Field Review
11995	08-08-1991	MN	Maintenance	4,000		100		STRIP & REROOF HOUSE	04-12-2013	VGS			20	Field Review
									02-28-2001	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.850 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	39,900
Total Card Land Units					1.77 AC	Parcel Total Land Area					1.77	Total Land Value			509,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1516	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		531,902
Heat Type	05	Hot Water	Replace Cost		20,800
AC Type	03	Central	Year Built		552,702
Bedrooms	3		Effective Year Built		1966
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		392,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1516		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,516	1,516	1,516	214.05	324,492
BSM	Basement	0	1,516	303	42.78	64,856
DCK	Deck	0	420	42	21.40	8,990
TQS	Three Quarter Story	624	832	624	160.53	133,564
Ttl Gross Liv / Lease Area		2,140	4,284	2,485		531,902

