

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DUFFY TIMOTHY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
DUFFY KIMBERLY K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,133,300	1,133,300	
9 PHEASANT HILL LN				0 Light		RES LAND	1010	588,200	588,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	80,700	80,700	
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5							
		Scnd Home	Exemption 22							
		Tax Class T	W							
		Tot Fin Area 5368	District							
		Total Acres 2.818	Res Exem							
		Chapter Lan								
		GIS ID F_869295_2845205	Assoc Pid#							
						Total		1,802,200	1,802,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUFFY TIMOTHY		20347 0001	08-10-2001	Q	I	825,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	865,300	2022	1010	789,300
									1010	727,700		1010	565,400
									1010	51,700		1010	51,700
								Total		1,644,700	Total		1,406,400
											Total		1,165,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2024	22	22 VETERAN	400.00									
Total			400.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080								
NOTES				Appraised Bldg. Value (Card)				1,133,300
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				80,700
				Appraised Land Value (Bldg)				588,200
				Special Land Value				0
				Total Appraised Parcel Value				1,802,200
				Valuation Method				C
				Total Appraised Parcel Value				1,802,200

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
2013-133	07-25-2013	MN	Maintenance	24,926		100		REPLACE 36 WINDOWS	09-12-2017	SJD			20	Field Review
14694	10-09-1997	NC	New Construct	9,000		100		22X40 VINYL POOL	04-12-2013	VGS			20	Field Review
11011	10-12-1988	AD	Addition		01-01-1991	100		3 CAR GARAGE	01-23-2008	BSB			01	Measure - No Entry

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	0080	1.503			1.0002	526,100
1	1010	Single Family	RC	Residual	1.900 AC	35,000.00	0.62105	5	1.00	0080	1.503			1.0000	62,100
Total Card Land Units					2.82 AC	Parcel Total Land Area					2.82	Total Land Value			588,200

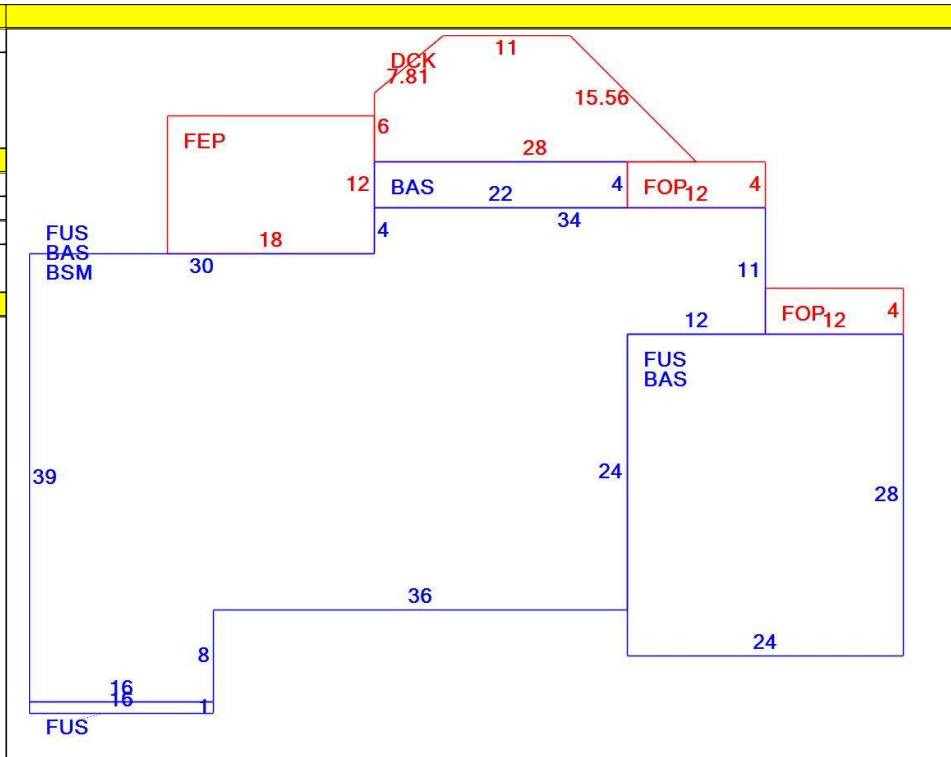
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1960	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,268,837
Interior Floor 2			Replace Cost		33,775
Heat Fuel	02	Oil	Year Built		1,302,612
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2008
Bedrooms	7		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	14		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		87
Gas Fireplaces	0		Cns Sect Rcnld		1,133,300
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	1960		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
FGR2	Garage - 1 St	L	936	63.00	1988	A	70	C	1.00	41,300
SPL1	Ing Pool - Ave	L	880	64.00	1997	A	70	C	1.00	39,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,720	2,720	2,720	214.08	582,291
BSM	Basement	0	1,960	392	42.82	83,918
DCK	Deck	0	233	23	21.13	4,924
FEP	Finished Enclosed Porch	0	216	130	128.84	27,830
FOP	Open Porch	0	96	14	31.22	2,997
FUS	Finished Upper Story	2,648	2,648	2,648	214.08	566,877
Ttl Gross Liv / Lease Area		5,368	7,873	5,927		1,268,837



9 PHEASANT HILL LN

