

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLANNERY TIMOTHY J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
FLANNERY AMANDA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	480,500	480,500
10 CROSSCREEK LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	462,200	462,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2080 Total Acres .86 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	1,400	1,400
GIS ID F_870403_2846597		Assoc Pid#			Total		944,100	944,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLANNERY TIMOTHY J		44969 0050	11-21-2014	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed
ALLIS WILLIAM M & ELIZABETH M		6477 0130	12-16-1985	Q	I	256,000	00	2023	1010	367,600	2022	1010	349,900
									1010	496,400		1010	316,900
									1010	900		1010	900
		Total						864,900		Total		667,700	
								Total		Total		623,700	

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

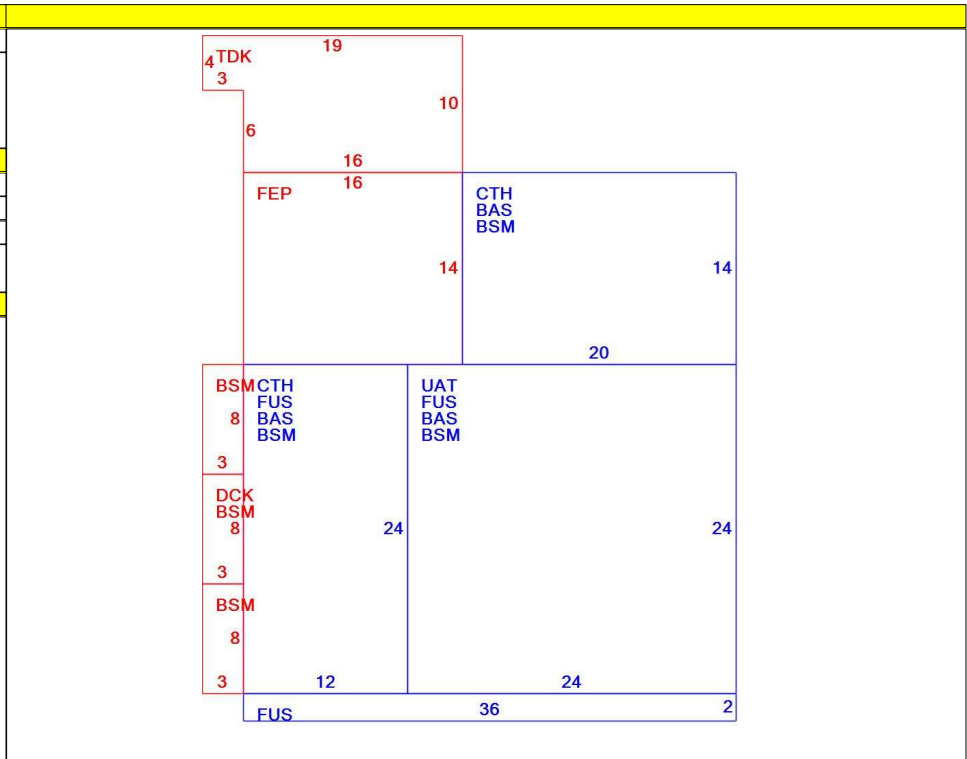
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	480,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	462,200
Special Land Value	0
Total Appraised Parcel Value	944,100
Valuation Method	C
Total Appraised Parcel Value	944,100

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
QPO-22-26	10-31-2022	MN	Maintenance	26,700		100	10-31-2022	STRIP & REPLACE SIDING	10-05-2015	SJD	9	1	06	Inspection Only
QP-20-27	03-10-2020	NC	New Construct	53,067		100	04-21-2020	REPLACE 23 WINDOWS	07-09-2015	SJD	9		01	Measure - No Entry
110	09-08-2006	MN	Maintenance	9,000		100		ROOF	04-12-2013	VGS			20	Field Review
									11-20-2007	BSB		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	37,464 SF	9.20	1.00000	5	1.00	0060	1.341		1.0000	12.34	462,200
Total Card Land Units					0.86 AC	Parcel Total Land Area					0.86	Total Land Value			462,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		567,772
Interior Floor 2	14	Carpet	Replace Cost		40,455
Heat Fuel	02	Oil	Year Built		608,227
Heat Type	05	Hot Water	Effective Year Built		1983
AC Type	03	Central	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		480,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	432		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1216		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
SHD1	Shed	L	96	21.00	1990	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	216.79	248,007
BSM	Basement	0	1,216	243	43.32	52,680
CTH	Cathedral Ceiling	0	568	57	21.76	12,357
DCK	Deck	0	24	2	18.07	434
FEP	Finished Enclosed Porch	0	224	134	129.69	29,050
FUS	Finished Upper Story	936	936	936	216.79	202,915
TDK	Trex Deck	0	172	17	21.43	3,685
UAT	Unfinished Attic	0	576	86	32.37	18,644
Ttl Gross Liv / Lease Area		2,080	4,860	2,619		567,772

