Property Location 65 CROSSCREEK LN | Map ID 070/ 912/ 007/ / | Bldg Name | State Use 1010
Vision ID 3751 | Account # 130-912-7 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/27/2023 10:50:32

CURRENT OWNER

DUFFANY TIMOTHY
DUFFANY MEGHAN
65 CROSSCREEK LN

DUXBURY MA 02332

TOPO	UTILITIES	STRT / ROAD	LOCATION
	0 Water	0 Cul-De-Sac	0 Average
	0 No Sewer	0 Paved	0 Average
		0 Light	

SUPPLEMENTAL DATA

Alt Prcl ID		Cyclical	5
Scnd Home		Exemption	
Tax Class	T	W	
Tot Fin Area	2208	District	
Total Acres	.636	Res Exem	
Chapter Lan			
GIS ID	F_870830_2846002	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	480,900	480,900
RES LAND	1010	439,000	439,000
RESIDNTL	1010	12,400	12,400
Total		932,300	932,300

905

DUXBURY, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DUFFANY TIMOTHY	50132	0214	08-03-2018	Q	I	565,000	00
STUHR JEFFREY R & STUHR ANNE MA	22118	0295	05-22-2002	Q	I	520,900	00
KIRTLAND JOHN P	12825	0099	04-22-1994	Q	I	280,000	00
SPRING RONALD B	9878	0132	08-02-1990	Q	I	290,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	367,100	2022	1010	349,100	2021	1010	317,600
	1010	471,100		1010	300,100		1010	283,900
	1010	9,000		1010	9,000		1010	5,000
	Total	847,200		Total	658,200		Total	606,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	480,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,400
Appraised Land Value (Bldg)	439,000
Special Land Value	0
Total Appraised Parcel Value	932,300
Valuation Method	C
Total Appraised Parcel Value	932,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
12-11-2018	SJD	9	1	00	Measure & Listed
04-12-2013	VGS			20	Field Review
01-30-2008	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	27,688	SF	11.82	1.00000	5	1.00	0060	1.341			1.0000	15.86	439,000
				Total Card Land Units	0.64	AC	Parcel Total Land Area			0.64						Total Land Value	439,000

Property Location 65 CROSSCREEK LN | Map ID 070/ 912/ 007/ / | Bldg Name | State Use 1010
Vision ID 3751 | Account # 130-912-7 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/27/2023 10:50:33

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade	06	Good
Stories	2	
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	02	Oil
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	02	Average
Kitchen Style	02	Average
Extra Kitchens	0	
Fireplaces	1	
Extra Openings	0	
Gas Fireplaces	0	
Sq Ft Fin Bsmt	384	
FBM Quality	04	Above Average
Foundation	06	Poured Conc
Bsmt Garage	0	
Bsmt Area	1316	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Bsmt Area	1316	
Bsmt Type	04	
Unfin Area	0.00	Full

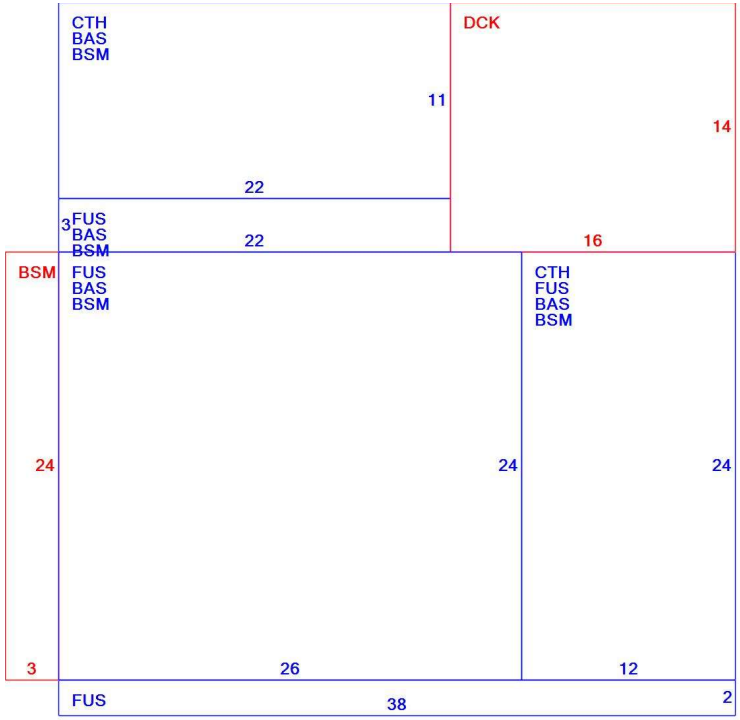
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

	572,316
Net Other Adj	36,395
Replace Cost	608,710
Year Built	1983
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	480,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
GNR	GENERATOR	L	1	12400.00	2018	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	219.53	267,827
BSM	Basement	0	1,292	258	43.84	56,639
CTH	Cathedral Ceiling	0	530	53	21.95	11,635
DCK	Deck	0	224	22	21.56	4,830
FUS	Finished Upper Story	1,054	1,054	1,054	219.53	231,385
	Ttl Gross Liv / Lease Area	2,274	4,320	2,607		572,316