

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DONOHUE JAMES P JR DONOHUE KYLE A 3 PERRY DR  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	749,500	749,500
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	440,500	440,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3289 Total Acres .978 Chapter Lan GIS ID F_872128_2847332		Cyclical 3 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	400	400
						Total				1,190,400	1,190,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONOHUE JAMES P JR	LCC	118957	05-10-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
DONOHUE JAMES P JR	LCC	109638	09-22-2006	Q	I	750,000	00	2023	1010	576,900	2022	1010	542,800
BOSWORTH ROGER MARK	LCC	90358	10-04-1996	Q	I	392,000	00		1010	430,400		1010	363,100
HERRMANN EDWARD F	LCC	80817	11-02-1990	Q	I	335,000	00		1010	300		1010	300
		Total						Total		1,007,600	Total		906,200
											Total		790,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

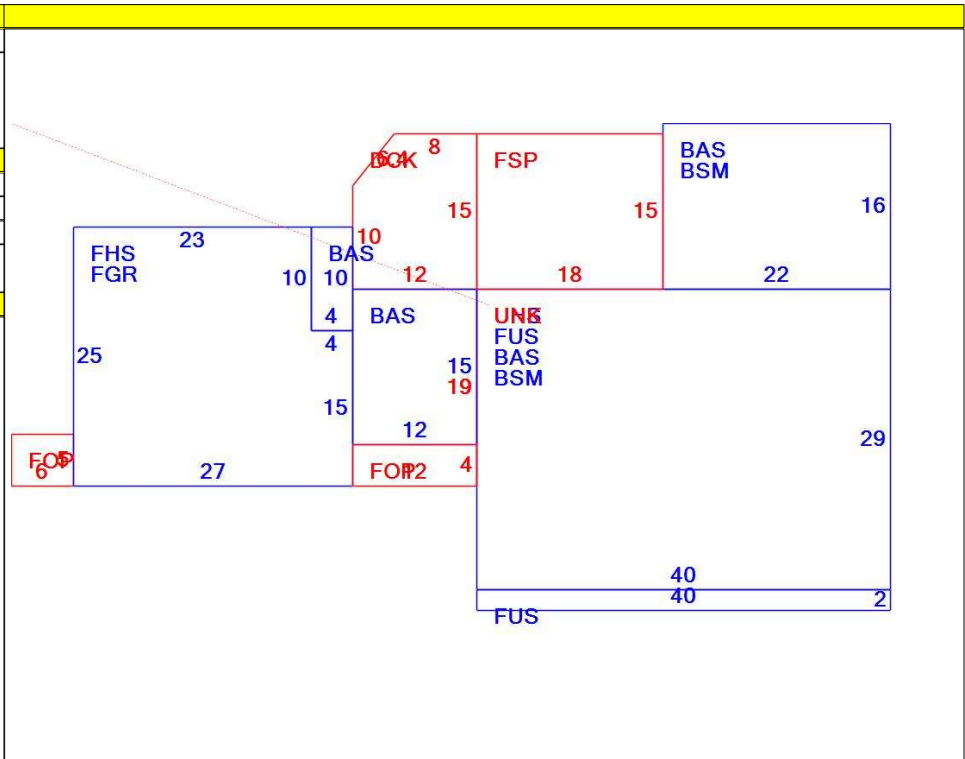
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	749,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	440,500
Special Land Value	0
Total Appraised Parcel Value	1,190,400
Valuation Method	C
Total Appraised Parcel Value	1,190,400

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
2016-80	03-23-2016	RM	Remodel	17,200		100		REMODEL BASEMENT SPACE	04-12-2013	VGS			20	Field Review
10746	03-18-1988	NC	New Construct			100		COLONIAL,ELL,GAR,POR	11-10-2007	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389	LOCATED ON CORNER OF S	TN90	0.9000	10.94	437,600
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	2,900
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			440,500

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	580.00	N/A
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		75,255
Interior Floor 2			Replace Cost		881,793
Heat Fuel	02	Oil	Year Built		1988
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	01	None	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		749,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1240		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1512		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	30	21.00	1995	A	70	C	1.00	400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,732	1,732	1,732		
BSM	Basement	0	1,512	302		
DCK	Deck	0	170	17		
FGR	Garage	0	635	254		
FHS	Finished Half Story	318	635	318		
FOP	Open Porch	0	78	12		
FSP	Screened Porch	0	270	54		
FUS	Finished Upper Story	1,240	1,240	1,240		
UHS	Unfinished Half Story	0	1,160	290		
UNK	UNK	0	0	0		
Ttl Gross Liv / Lease Area		3,290	7,432	4,219		



3 PERRY DR

