

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBICHAU JASON A			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
DURKIN SIOBHAN M			0 Septic	0 Paved	0 Good	RESIDNTL	1010	801,300	801,300
9 RACHAELS LN			SUPPLEMENTAL DATA			RES LAND	1010	469,000	469,000
			Alt Prcl ID			RESIDNTL	1010	40,600	40,600
DUXBURY MA 02332			Scnd Home			<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>			
			Tax Class T						
			Tot Fin Area 2932						
			Total Acres .989						
			Chapter Lan						
			GIS ID F_873832_2846626			Cyclical Exemption W District Res Exem Assoc Pid#			
						Total		1,310,900	1,310,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROBICHAU JASON A		57238 295	09-15-2022	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
IODICE JOHN P JR		52458 62	03-11-2020	Q	I	850,000	00	2023	1010	617,700	2022	1010	568,100	2021	1010	447,800	
HEALY MICHAEL T		27925 0158	04-09-2004	Q	I	805,000	00		1010	503,400		1010	320,100		1010	311,300	
HANLON JOSEPH A		22484 0201	07-24-2002	Q	I	791,800	00		1010	25,200		1010	25,200		1010	26,900	
ROCHE GERARD P		11379 0044	10-30-1992	Q	I	387,500	00	Total									
									1,146,300	Total			913,400	Total			786,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

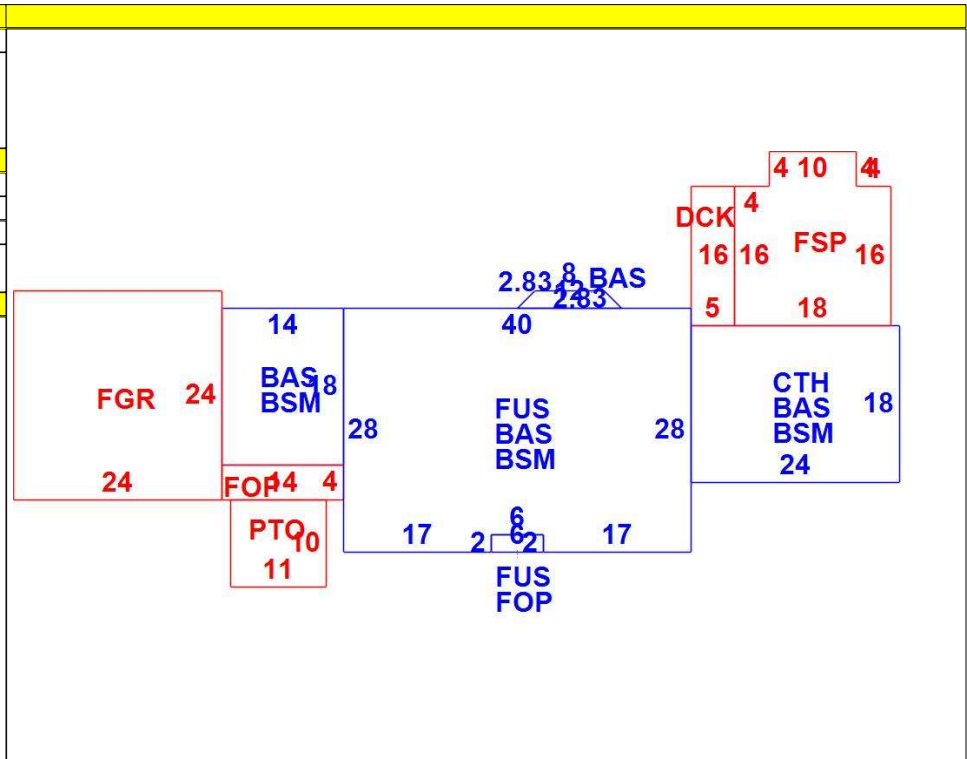
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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	
QPO-23-17	02-03-2023	MN	Maintenance	1,740		100	02-03-2023	WEATHERIZATION/INSULATIO	04-12-2023	SJD	9	1	07	Measure - Info @ Door	
QPO-22-23	10-12-2022	MN	Maintenance	20,952		100	10-12-2022	NEW ROOF	04-26-2021	SJD	9	1	07	Measure - Info @ Door	
14582	07-16-1997	NC	New Construct	10,000		100		14X18 & 4X10 SCRPRCH	09-28-2020	SJT	10		20	Field Review	
12769	05-04-1993	AD	Addition	12,000	09-18-1995	100		18X34 UNHTD SWM POOL	04-12-2013	VGS			20	Field Review	
									01-26-2008	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	R1	Primary	39,815	SF 8.78	1.00000	5	1.00	0060	1.341			11.77	468,800	
1	1010	Single Family	PD	Undevelop	0.076	AC 2,000.00	1.00000	0	1.00	0060	1.341	DRAIN ESMNT		0.06	200	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			469,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1792	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			828,793
Interior Floor 2			Net Other Adj		81,760
Heat Fuel	02	Oil	Replace Cost		910,553
Heat Type	05	Hot Water	Year Built		1987
AC Type	03	Central	Effective Year Built		2009
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		12
Total Rooms	9		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		88
Gas Fireplaces	0		Cns Sect Rcnd		801,300
Sq Ft Fin Bsmt	1360		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1792		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
SPL2	Ing Pool-Good	L	612	89.00	1995	A	70	C	1.00	38,100
SHD1	Shed	L	168	21.00	1994	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,812	1,812	1,812	226.88	411,107
BSM	Basement	0	1,792	358	45.33	81,223
CTH	Cathedral Ceiling	0	432	43	22.58	9,756
DCK	Deck	0	80	8	22.69	1,815
FGR	Garage	0	576	230	90.59	52,182
FOP	Open Porch	0	68	10	33.36	2,269
FSP	Screened Porch	0	328	66	45.65	14,974
FUS	Finished Upper Story	1,120	1,120	1,120	226.88	254,106
PTO	Patio	0	110	6	12.38	1,361
Ttl Gross Liv / Lease Area		2,932	6,318	3,653		828,793

