

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MARTIN DANIEL J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
MARTIN ERIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	699,400	699,400	
5 RACHAELS LN				0 Medium		RES LAND	1010	447,700	447,700	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2512 Total Acres .723 Chapter Lan		Cyclical 5 Exemption W District Res Exem						
GIS ID F_873848_2846774		Assoc Pid#						Total		1,147,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MARTIN DANIEL J	40208 0233	08-10-2011	Q	I	635,000	00	Year	Code	Assessed	Year	Code	Assessed
DEDEYNE PATRICK	26522 0313	09-15-2003	Q	I	707,000	00	2023	1010	534,000	2022	1010	489,300
ARCHAMBAULT ROBERT	17629 0288	07-01-1999	Q	I	445,000	00		1010	481,000	2021	1010	306,700
Total							1,015,000		Total		796,000	

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	699,400		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	447,700		
Special Land Value	0		
Total Appraised Parcel Value	1,147,100		
Valuation Method	C		
Total Appraised Parcel Value	1,147,100		

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-20-58 286	08-03-2020 07-05-2002	MN AD	Maintenance Addition	4,555 30,000	03-20-2004	100 100	09-18-2020	Remove/Replace 2.5 Sq wood sh SUNRM & DECK	09-28-2020 04-12-2013 03-20-2004	SJT VGS KP	10	1	20 20 00	Field Review Field Review 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	31,489 SF	10.60	1.00000	5	1.00	0060	1.341		1.0000	14.22	447,700
Total Card Land Units					0.72 AC	Parcel Total Land Area					0.72	Total Land Value			447,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1532	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			746,842
Interior Floor 2			Net Other Adj		47,950
Heat Fuel	02	Oil	Replace Cost		794,792
Heat Type	05	Hot Water	Year Built		1986
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	1		Depreciation %		12
Total Rooms	8		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 Rcnld		699,400
Sq Ft Fin Bsmt	380		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1532		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,448	1,448	1,448	262.97	380,784
BSM	Basement	0	1,532	306	52.53	80,470
DCK	Deck	0	224	22	25.83	5,785
FUS	Finished Upper Story	1,064	1,064	1,064	262.97	279,803
Ttl Gross Liv / Lease Area		2,512	4,268	2,840		746,842

