

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FALLON JACKSON			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
FALLON CAITLIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	660,700	660,700	
20 SIMMONS DR		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	436,500	436,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2808 Total Acres .612 Chapter Lan GIS ID F_873416_2847124			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	43,300	43,300	
						Total		1,140,500	1,140,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FALLON JACKSON JEFFREY & CAITLIN		57674 93	02-15-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FALLON JACKSON		55485 204	08-16-2021	Q	I	1,200,000	00	2023	1010	503,300	2022	1010	430,000	2021	1010	378,200
HELLAR PAUL		28677 0300	07-16-2004	Q	I	749,000	00		1010	468,200		1010	298,400		1010	281,600
THE GAVIN FAMILY REALTY TRUST		19265 0174	01-17-2001	U	I	100	1F		1010	26,800		1010	32,300		1010	32,300
GAVIN EDWARD F		11416 0348	11-12-1992	Q	I	304,000	00	Total		998,300	Total		760,700	Total		692,100

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								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				660,700				
0060										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				43,300				
										Appraised Land Value (Bldg)				436,500				
										Special Land Value				0				
										Total Appraised Parcel Value				1,140,500				
										Valuation Method				C				
										Total Appraised Parcel Value				1,140,500				

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-21-18	08-12-2021	MN	Maintenance	16,275		100	08-12-2021	Strip/Replace new asphalt shingl	04-14-2022	SJD	9	1	07	Measure - Info @ Door	
									09-28-2020	SJT	10		20	Field Review	
									04-12-2013	VGS			20	Field Review	
									01-14-2005	KP		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	26,661	SF	12.21	1.00000	5	1.00	0060	1.341		1.0000	16.37	436,500
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			436,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1374	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	420				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1374				

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	1986	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	648	89.00	1986	A	70	C	1.00	40,400
PTO	Patio	L	144	15.00	1980	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	226.45	293,477
BSM	Basement	0	1,374	275	45.32	62,273
CTH	Cathedral Ceiling	0	360	36	22.64	8,152
FEP	Finished Enclosed Porch	0	216	130	136.29	29,438
FHS	Finished Half Story	504	1,008	504	113.22	114,130
FUS	Finished Upper Story	1,008	1,008	1,008	226.45	228,260
Ttl Gross Liv / Lease Area		2,808	5,262	3,249		735,730

