

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FARRELLY NANCY B			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
31 SIMMONS DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	632,000	632,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	416,800	416,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2464 Total Acres .48 Chapter Lan GIS ID F_873796_2847044		Cyclical 5 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	26,100	26,100		
						Total		1,074,900	1,074,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FARRELLY NANCY B	57884	130	05-04-2023	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FARRELLY ROBERT T & NANCY B TT	46854	0137	04-28-2016	U	I	1	1A	2023	1010	481,100	2022	1010	440,300	2021	1010	389,100
FARRELLY ROBERT T	14580	0143	08-13-1996	Q	I	381,000	00		1010	446,900		1010	289,400		1010	268,800
MILLER DOUGLAS A	12979	0046	06-28-1994	Q	I	355,000	00		1010	14,600		1010	14,600		1010	14,600
								Total		942,600	Total		744,300	Total		672,500

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRAISED VALUE SUMMARY						
									Appraised Bldg. Value (Card) 632,000						
									Appraised Xf (B) Value (Bldg) 0						
									Appraised Ob (B) Value (Bldg) 26,100						
									Appraised Land Value (Bldg) 416,800						
									Special Land Value 0						
									Total Appraised Parcel Value 1,074,900						
									Valuation Method C						
									Total Appraised Parcel Value 1,074,900						

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
151	12-20-2007	MN	Maintenance	24,338		100		REPL 14 WINDOWS		11-24-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										11-27-2007	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	R1	Primary	20,962 SF	14.83	1.00000	5	1.00	0060	1.341			1.0000	19.88	416,800
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			416,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	221.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		730,881
AC Type	03	Central	Replace Cost		39,840
Bedrooms	4		Year Built		1985
Full Baths	2		Effective Year Built		2003
Half Baths	1		Depreciation Code		G
Extra Fixtures	0		Remodel Rating		
Total Rooms	9		Year Remodeled		
Bath Style	02	Average	Depreciation %		18
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	312		Percent Good		82
FBM Quality	04	Above Average	Cns Sect Rcnld		632,000
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	2		Dep Ovr Comment		
Bsmt Area	1040		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
SPL1	Ing Pool - Ave	L	512	64.00	1988	A	70	C	1.00	22,900
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100
SHD1	Shed	L	72	21.00	2000	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,242	1,242	1,242	235.62	292,635
BSM	Basement	0	1,040	208	47.12	49,008
DCK	Deck	0	504	50	23.37	11,781
FEP	Finished Enclosed Porch	0	448	269	141.47	63,381
FHS	Finished Half Story	260	520	260	117.81	61,260
FUS	Finished Upper Story	962	962	962	235.62	226,663
UHS	Unfinished Half Story	0	442	111	59.17	26,153
Ttl Gross Liv / Lease Area		2,464	5,158	3,102		730,881

