

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CARNOT DEXTER L & KRISTIN R		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
39 SIMMONS DR		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	719,000	719,000
DUXBURY MA 02332				0	Medium			RES LAND	1010	391,400	391,400
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical		5					
Scnd Home				Exemption							
Tax Class T				District							
Tot Fin Area 2536				Res Exem							
Total Acres .363				Chapter Lan							
GIS ID F_874019_2847202				Assoc Pid#							
									Total	1,110,400	1,110,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CARNOT DEXTER L & KRISTIN R		57525 280	12-19-2022	Q	I	1,075,000	00	Year	Code	Assessed	Year	Code	Assessed	
DEWALD JEFFREY S		8872 0200	12-08-1988	Q	I	352,000	00	2023	1010	524,600	2022	1010	479,400	
									1010	419,700		1010	282,600	
									1010	4,600		1010	4,600	
									Total	948,900	Total	766,600	Total	699,500

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 Bldg. Value (Card) 719,000			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES											
										Appraised Land Value (Bldg)	391,400
										Special Land Value	0
										Total Appraised Parcel Value	1,110,400
										Valuation Method	C
										Total Appraised Parcel Value	1,110,400

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
QPO-23-17	06-14-2023	MN	Maintenance	13,000		100		Roof	04-12-2023	SJD	9	1	07	Measure - Info @ Door
									09-28-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									01-26-2008	BSB			01	Measure - No Entry

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	15,819 SF	18.45	1.00000	5	1.00	0060	1.341	Lot 35A 15,819 SF PLAN '88-49		1.0000	24.74	391,400
					Total Card Land Units	0.36 AC	Parcel Total Land Area					0.36	Total Land Value			391,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1544	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			761,967
Interior Floor 2			Net Other Adj		55,038
Heat Fuel	02	Oil	Replace Cost		817,005
Heat Type	05	Hot Water	Year Built		1985
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	7		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		719,000
Sq Ft Fin Bsmt	542		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	1544		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	1,472	1,472	1,472	261.49	384,906	
BSM	Basement	0	1,544	309	52.33	80,799	
CTH	Cathedral Ceiling	0	396	40	26.41	10,459	
DCK	Deck	0	286	29	26.51	7,583	
FUS	Finished Upper Story	1,064	1,064	1,064	261.49	278,220	
Ttl Gross Liv / Lease Area		2,536	4,762	2,914		761,967	

