

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FERGUSON DAVID W			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
FERGUSON LAUREL G			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	646,100	646,100	
47 SIMMONS DRIVE		SUPPLEMENTAL DATA			RES LAND	1010	408,600	408,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2508 Total Acres .44 Chapter Lan GIS ID F_874052_2847383			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700	
						Total		1,063,400	1,063,400	

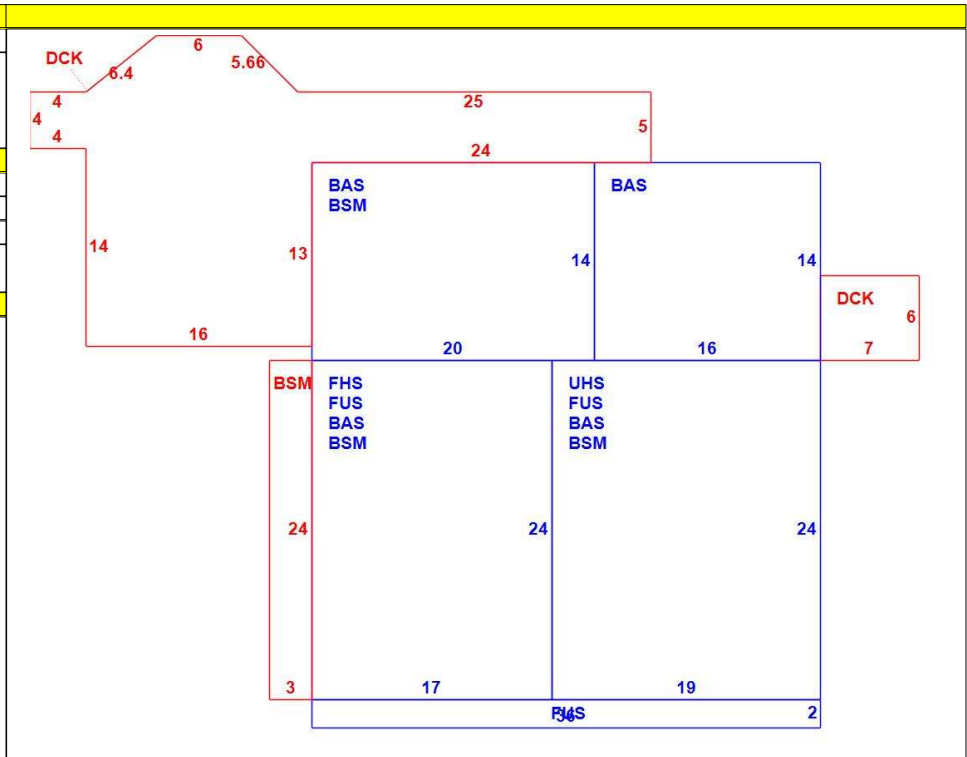
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FERGUSON DAVID W		11486 0153	12-08-1992	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed
FERGUSON DAVID W		11486 0153	12-08-1992	Q	I	310,000	00	2023	1010	492,400	2022	1010	450,900
									1010	438,100		1010	284,500
									1010	6,300		1010	6,300
						Total		936,800	Total	741,700	Total	673,400	

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) 646,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 8,700					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Land Value (Bldg) 408,600				
0060								Special Land Value 0				
NOTES							Total Appraised Parcel Value 1,063,400					
							Valuation Method C					
							Total Appraised Parcel Value 1,063,400					

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-21-23	09-23-2021	MN	Maintenance	25,385		100	10-18-2021	Replace 17 windows.	06-26-2020	SJT	5		20	Field Review
BP-19-284	09-09-2019	RM	Remodel	17,500	06-25-2020	100	01-13-2020	KITCHEN	09-05-2019	SJT	10		00	Measure & Listed
2013-198	10-18-2013	RM		20,000	06-17-2014	100		RM EXISTING 2ND FLR BATHR	11-25-2014	JLF	10	1	00	Measure & Listed
									06-17-2014	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-26-1999	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	19,141 SF	15.92	1.00000	5	1.00	0060	1.341		1.0000	21.35	408,600
Total Card Land Units					0.44 AC	Parcel Total Land Area					0.44	Total Land Value 408,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	228.00	
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	10	Wood Shingle	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2	07	Pine/Wood	Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj	693,776	
Heat Fuel	02	Oil	Replace Cost	40,400	
Heat Type	05	Hot Water	Year Built	734,175	
AC Type	03	Central	Effective Year Built	1985	
Bedrooms	4		Depreciation Code	2009	
Full Baths	2		Remodel Rating	E	
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	88	
Gas Fireplaces	0		Cns Sect Rcnd	646,100	
Sq Ft Fin Bsmt	294		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1216		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
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,368	1,368	1,368	237.92	325,475
BSM	Basement	0	1,216	243	47.54	57,815
DCK	Deck	0	508	51	23.89	12,134
FHS	Finished Half Story	204	408	204	118.96	48,536
FUS	Finished Upper Story	936	936	936	237.92	222,693
UHS	Unfinished Half Story	0	456	114	59.48	27,123
Ttl Gross Liv / Lease Area		2,508	4,892	2,916		693,776

