

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOYCE WILLIAM P			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
JOYCE KATHRYN WHELAN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	571,400	571,400	
59 SIMMONS DR		SUPPLEMENTAL DATA				RES LAND	1010	415,700	415,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2470 Total Acres .47 Chapter Lan		Cyclical 5 Exemption W District Res Exem						
GIS ID F_874232_2847502		Assoc Pid#						Total	987,100	987,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOYCE WILLIAM P		15427 0025	08-26-1997	Q	I	332,500	00	Year	Code	Assessed	Year	Code	Assessed
CULLINANE PAUL M		14637 0117	09-06-1996	Q	I	313,000	00	2023	1010	432,700	2022	1010	395,200
FUCHS JOHN DAVID		10522 0042	10-08-1991	Q	I	256,500	00		1010	445,700	2021	1010	288,800
		Total						Total	878,400	Total	684,000	Total	611,800

EXEMPTIONS			OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
		Total				0.00							
ASSESSING NEIGHBORHOOD							APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				571,400
0060									Appraised Xf (B) Value (Bldg)				0
							Appraised Ob (B) Value (Bldg)				0		
							Appraised Land Value (Bldg)				415,700		
							Special Land Value				0		
							Total Appraised Parcel Value				987,100		
							Valuation Method				C		
							Total Appraised Parcel Value				987,100		

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-21-27 10493	11-03-2021 07-14-1987	MN NC	Maintenance New Construct	12,600 115,000		100 100	11-03-2021	NEW ROOF		09-28-2020 04-12-2013 11-27-2007	SJT VGS BSB	10		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	20,678 SF	14.99	1.00000	5	1.00	0060	1.341			1.0000	20.10	415,700
Total Card Land Units					0.47 AC	Parcel Total Land Area					0.47	Total Land Value				415,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1148	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	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			672,017
Interior Floor 2			Net Other Adj		24,800
Heat Fuel	02	Oil	Replace Cost		696,817
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		2003
Bedrooms	5		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	10		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		82
Gas Fireplaces	0		Cns Sect Rcnld		571,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1148		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		15	
FUS	20	38	2
FAT			BSM
FUS			
BAS			
BSM			
		28	28
		38	3

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	1,064	1,064	1,064	241.47	256,926	
BSM	Basement	0	1,148	230	48.38	55,539	
DCK	Deck	0	300	30	24.15	7,244	
FAT	Finished Attic	319	1,064	319	72.40	77,030	
FUS	Finished Upper Story	1,140	1,140	1,140	241.47	275,278	
Ttl Gross Liv / Lease Area		2,523	4,716	2,783		672,017	

