

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HUSSEY PAUL J TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905
PJH REALTY TRUST 2022			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	590,900	590,900	
11 ORCHARD LN		SUPPLEMENTAL DATA				RES LAND	1010	450,000	450,000	DUXBURY, MA
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2044 Total Acres .75 Chapter Lan		Cyclical 5 Exemption W District Res Exem						VISION
		GIS ID F_874965_2847301		Assoc Pid#		Total 1,040,900 1,040,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HUSSEY PAUL J TT	57180	119	08-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
HUSSEY PAUL J	56981	248	06-30-2022	U	I	1	1A	2023	1010	451,900	2022	1010	414,400			
HUSSEY PAUL J & BETH M TT	44194	0049	04-01-2014	U	I	1	1A		1010	483,500		1010	309,200			
HUSSEY PAUL J	43277	0284	06-28-2013	Q	I	595,000	00									
ANDREN KARL ERIK & MAUREEN E	15350	0254	07-25-1997	Q	I	318,000	00									
Total								935,400		Total		723,600		Total		669,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

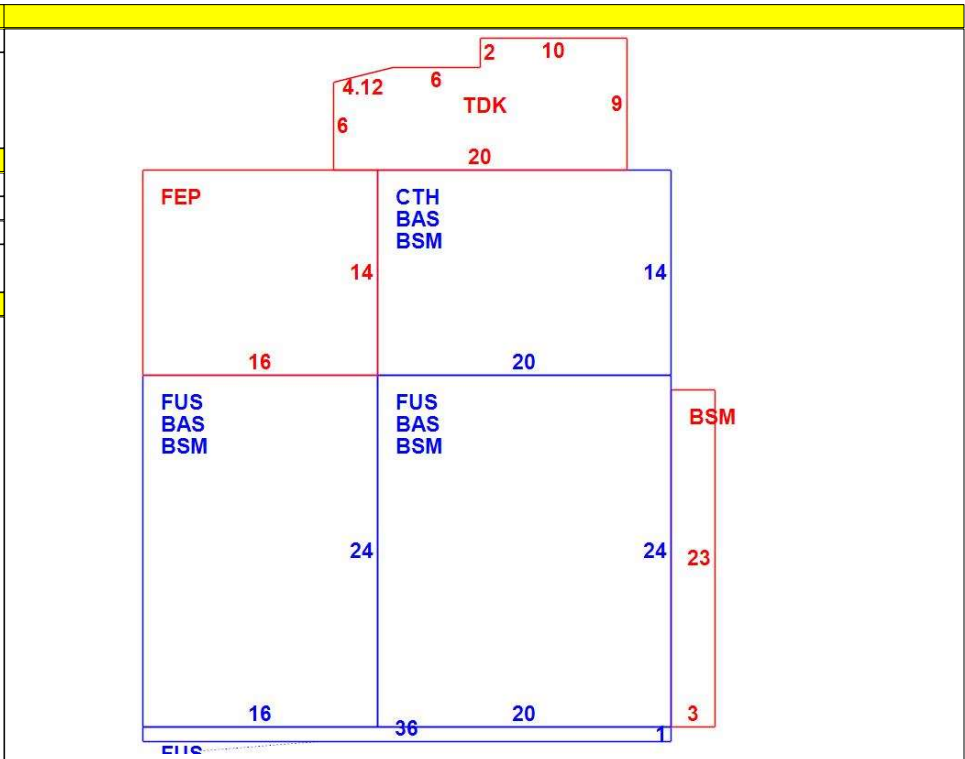
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			590,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			450,000
Special Land Value			0
Total Appraised Parcel Value			1,040,900
Valuation Method			C
Total Appraised Parcel Value			1,040,900

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
2017-245	07-31-2017	MS	Miscellaneous	10,900	06-05-2019	100		CONSTRUCT A 20' X 9' DECK O CHNG DECK TO SCR PCH	06-06-2019	SJT	5		01	Measure - No Entry
310	07-19-2002	RM	Remodel	7,500	09-17-2003	100			04-24-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									09-17-2003	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	PD	Primary	32,560	SF	10.31	1.00000	5	1.00	0060	1.341		1.0000	13.82	450,000
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value			450,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
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	11	Clapboard			B S
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			627,451
Interior Floor 2			Net Other Adj		44,000
Heat Fuel	02	Oil	Replace Cost		671,451
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	9		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		590,900
Sq Ft Fin Bsmt	384		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	254.54	291,198
BSM	Basement	0	1,213	243	50.99	61,854
CTH	Cathedral Ceiling	0	280	28	25.45	7,127
FEP	Finished Enclosed Porch	0	224	134	152.27	34,109
FUS	Finished Upper Story	900	900	900	254.54	229,090
TDK	Trex Deck	0	158	16	25.78	4,073
Ttl Gross Liv / Lease Area		2,044	3,919	2,465		627,451

