

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA															
MITCHELL JOHN R & CRISTIN				0 Water		0 Subdivision		0 Average		Description		Code				Appraised		Assessed											
24 ORCHARD LN				0 No Sewer		0 Paved		0 Average		RESIDENTL		1010		538,400		538,400													
DUXBURY MA 02332						0 Medium				RES LAND		1010		405,700		405,700													
SUPPLEMENTAL DATA																													
Alt Prcl ID				Cyclical		5																							
Scnd Home				Exemption																									
Tax Class T				W																									
Tot Fin Area 2180				District																									
Total Acres .54				Res Exem																									
Chapter Lan																													
GIS ID F_875225_2846904				Assoc Pid#																									
										Total		944,100		944,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
RIVIEZZO ANN T				58316 324		09-28-2023		Q I		1,125,000		00		Year		Code		Assessed											
MITCHELL JOHN R & CRISTIN				41603 0319		07-03-2012		U I		1		1A		2023		1010		409,800											
MITCHELL JOHN R				20544 0267		09-17-2001		Q I		500,000		00				2022		1010											
O'CONNELL PAMELA F				17850 0289		09-09-1999		U I		1		1A				2021		1010											
										Total		844,700		Total		653,700		Total		614,700									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int													
				Total		0.00																							
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY																			
Nbhd		Nbhd Name		B		Tracing		Batch																					
0060																													
NOTES										Appraised Bldg. Value (Card)								538,400											
										Appraised Xf (B) Value (Bldg)								0											
										Appraised Ob (B) Value (Bldg)								0											
										Appraised Land Value (Bldg)								405,700											
										Special Land Value								0											
										Total Appraised Parcel Value								944,100											
										Valuation Method								C											
										Total Appraised Parcel Value								944,100											
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	
417		09-09-2004		RM		Remodel		35,000				100				RM KITCHEN 12X20		09-28-2020		SJT		10				20		Field Review	
19990356		08-17-1999		MN		Maintenance		16,000				100				STR-REROOF-RED CEDAR		04-12-2013		VGS						20		Field Review	
																		03-06-2013		KP		0		1		00		Measure & Listed	
																		09-07-2005		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	23,629 SF		13.48	1.00000	5	1.00	0060	1.341			ES95		0.9500	17.17	405,700									
Total Card Land Units						0.54	AC	Parcel Total Land Area				0.54			Total Land Value				405,700										

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			623,152
Interior Floor 2			Net Other Adj		33,440
Heat Fuel	02	Oil	Replace Cost		656,592
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		538,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1264		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	DCK		BAS BSM	
		14		14
	18		20	
UHS FUS BAS BSM				BSM
		24		24
			38	
FUS			38	2
				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	1,192	1,192	1,192	232.00	276,544	
BSM	Basement	0	1,264	253	46.44	58,696	
DCK	Deck	0	252	25	23.02	5,800	
FUS	Finished Upper Story	988	988	988	232.00	229,216	
UHS	Unfinished Half Story	0	912	228	58.00	52,896	
Ttl Gross Liv / Lease Area		2,180	4,608	2,686		623,152	

