

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CURRAN JAY B			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CURRAN MARGARET DOKUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	422,900	422,900	
23 ORCHARD LN		SUPPLEMENTAL DATA			RES LAND	1010	415,800	415,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1815 Total Acres .48 Chapter Lan			Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	3,800	3,800	VISION
GIS ID F_875297_2847153		Assoc Pid#			Total		842,500	842,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CURRAN JAY B		26561 0230	09-18-2003	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed
RAYNER GORDON L & ELENA M		14021 0347	12-13-1995	Q	I	218,900	00	2023	1010	318,200	2022	1010	267,100
LEARY ROLAND P		5769 0164	10-22-1992	U	I	201,000	1		1010	445,900		1010	289,400
									1010	2,600		1010	2,600
		Total						766,700		Total		559,100	
								Total		Total		544,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

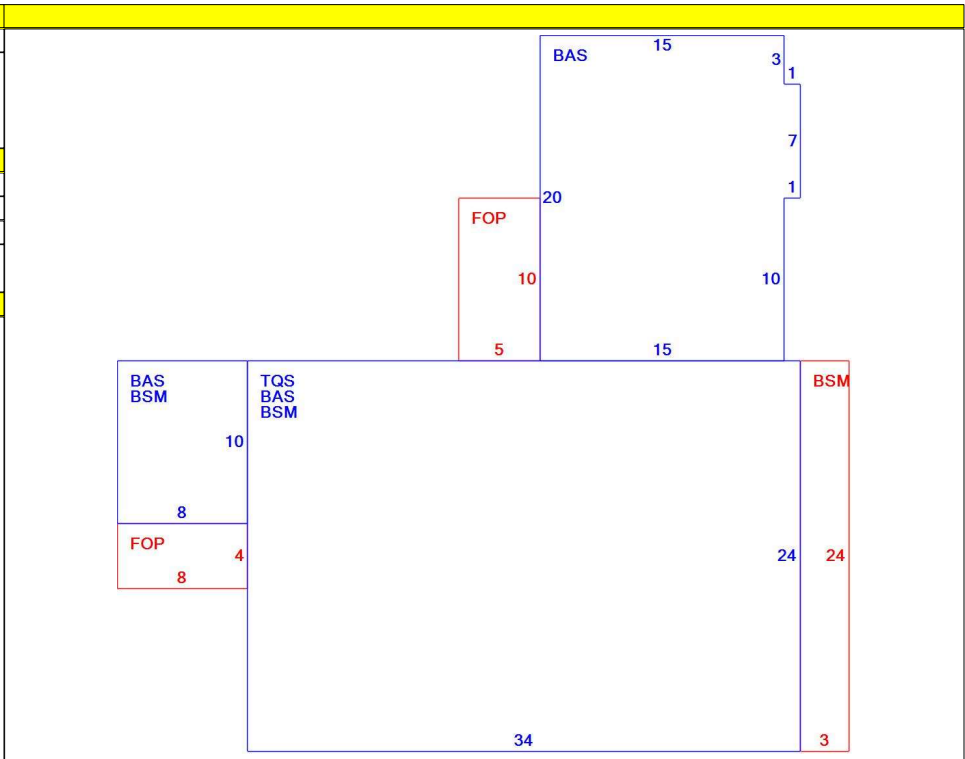
APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	422,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	415,800
Special Land Value	0
Total Appraised Parcel Value	842,500
Valuation Method	C
Total Appraised Parcel Value	842,500

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
41	03-04-2010	NC	New Construct	60,429		100		20X15' 3SRM, 10X5 P	09-28-2020	SJT	10		20	Field Review
12360	06-05-1992	NC	New Construct	96,000	01-01-1993	100		2STY HSE24X34 GAR DK	04-12-2013	VGS			20	Field Review
									09-09-2010	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	20,725 SF	14.96	1.00000	5	1.00	0060	1.341		1.0000	20.06	415,800
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			415,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	968	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	313				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	968				

CONDO DATA			
Parcel Id		C	Ownr
Adjust Type	Code	Description	Factor%
COST / MARKET VALUATION			
			494,864
Net Other Adj			33,821
Replace Cost			528,686
Year Built			1992
Effective Year Built			2006
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			15
Functional Obsol			5
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			80
Cns Sect Rcnd			422,900
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
PTO	Patio	L	300	15.00	2009	G	85	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,203	1,203	1,203	244.86	294,568
BSM	Basement	0	968	194	49.07	47,503
FOP	Open Porch	0	82	12	35.83	2,938
TQS	Three Quarter Story	612	816	612	183.65	149,855
Ttl Gross Liv / Lease Area		1,815	3,069	2,021		494,864

