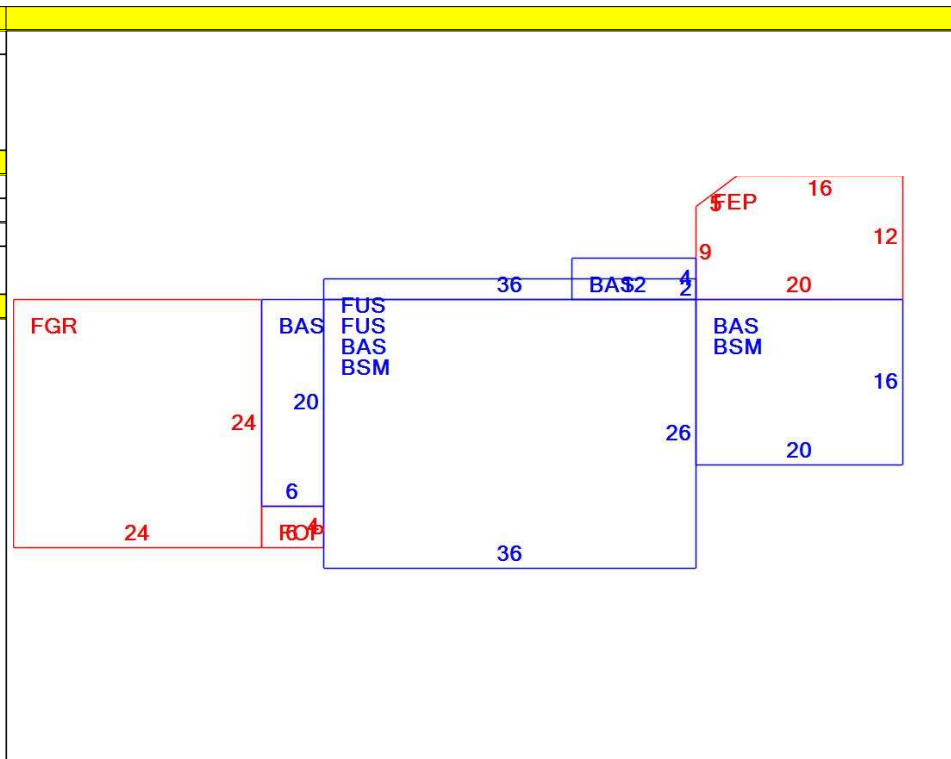


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
ODONNELL PAUL J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
ODONNELL SARAH			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	650,200	650,200						
52 WEST FORD FARM RD				0 Light		RES LAND	1010	489,100	489,100						
SUPPLEMENTAL DATA															
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2432 Total Acres 1.338 Chapter Lan GIS ID F_874670_2844486		Cyclical 5 Exemption W District Res Exem Assoc Pid#											
						Total		1,139,300	1,139,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ODONNELL PAUL J		11130 0011	07-20-1992	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	497,300	2022	1010	455,900		
									1010	525,000		1010	260,500		
								Total		1,022,300	Total		789,400		
								Total			Total		670,400		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
19990100	03-18-1999	RM	Remodel	13,120		100		CNVRT W TO E	09-10-2018	SJD			20	Field Review	
12230	03-04-1992	NC	New Construct	138,000	01-01-1993	100		2STY 26X36 ELL GAR	04-12-2013	VGS			20	Field Review	
									11-20-2007	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			11.74	469,400
1	1010	Single Family	PD	Residual	0.420 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	19,700
Total Card Land Units					1.34 AC	Parcel Total Land Area					1.34	Total Land Value			489,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1256	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	578				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1256				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	682,615
Replace Cost	47,920
Year Built	730,536
Effective Year Built	1992
Depreciation Code	2010
Remodel Rating	E
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnd	650,200
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	223.30	317,974
BSM	Basement	0	1,256	251	44.62	56,047
FEP	Finished Enclosed Porch	0	234	140	133.60	31,261
FGR	Garage	0	576	230	89.16	51,358
FOP	Open Porch	0	24	4	37.22	893
FUS	Finished Upper Story	1,008	1,008	1,008	223.30	225,082
Ttl Gross Liv / Lease Area		2,432	4,522	3,057		682,615



52 W FORD FARM RD

