

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONOGHUE JESSICA			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
DONOGHUE KEVIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	605,200	605,200
77 WEST ST		SUPPLEMENTAL DATA			RES LAND	1010	488,600	488,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2318 Total Acres 1.328 Chapter Lan GIS ID F_874387_2843802			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	31,100	500
						Total		1,124,900	1,094,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONOGHUE JESSICA		53747 169	11-02-2020	U	I	687,000	1	Year	Code	Assessed	Year	Code	Assessed			
GRIFFIN MARYANN F TT		49516 0330	02-20-2018	U	I	1	1A	2023	1010	470,000	2022	1010	392,900			
GRIFFIN PAUL J		5935 0284	01-14-1985	Q	I	204,000	00		1010	524,500		1010	333,200			
									1010	300		1010	300			
								Total		994,800	Total		726,400	Total		621,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			605,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			31,100
Appraised Land Value (Bldg)			488,600
Special Land Value			0
Total Appraised Parcel Value			1,124,900
Valuation Method			C
Total Appraised Parcel Value			1,124,900

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
BPO-21-158	04-09-2021	SP	Solar Panels	12,100		100	05-24-2021	Install 24 roof mounted solar pan	04-27-2021	SJD	9	1	07	Measure - Info @ Door
MBP-20-25	12-23-2020	BP	Bldg Permit	26,000	04-27-2021	100	04-27-2021	Install 3 heat pump air handlers	05-14-2020	SJT	5		20	Field Review
BPO-20-370	12-16-2020	MN	Maintenance	4,000		100		Insulation work part of Mass Sav	06-03-2019	SJT	5		12	Property Est. - No Access
BPO-20-332	11-17-2020	RM	Remodel	65,000		100	02-17-2021	Install beam between kitchen and	04-12-2013	VGS			20	Field Review
BP-19-301	09-16-2019	MN	Remodel	52,000	05-14-2020	100	09-18-2019	ROOF, WINDOWS, SIDING AND	12-11-2007	BSB		1	00	Measure & Listed
2015-198	07-01-2015	RM	Remodel	33,000	06-03-2019	100		CONVERT 384' OF GARAGE AT						

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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.410 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	19,200
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	04	Electric			
Heat Type	10	Hydro-Air			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	364				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1520				

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

COST / MARKET VALUATION	
Net Other Adj	729,252
Replace Cost	36,830
Year Built	1984
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	605,200
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
SHD1	Shed	L	32	21.00	2000	A	70	C	1.00	500
SLR	Solar Panels	L	24	1050.00	2021	G	85	C	1.00	30,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,505	1,505	1,505	223.29	336,045
BSM	Basement	0	1,505	301	44.66	67,209
CTH	Cathedral Ceiling	0	441	44	22.28	9,825
FGR	Garage	0	600	240	89.31	53,589
FHS	Finished Half Story	300	600	300	111.64	66,986
FOP	Open Porch	0	76	11	32.32	2,456
FSP	Screened Porch	0	224	45	44.86	10,048
TQS	Three Quarter Story	798	1,064	798	167.46	178,182
WDK	Deck	0	220	22	22.33	4,912
Ttl Gross Liv / Lease Area		2,603	6,235	3,266		729,252

