

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SIMON GARY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
SIMON AMY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,494,500	1,494,500	
38 BOW ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	514,000	514,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4366 Total Acres 1.87 Chapter Lan GIS ID F_875402_2842859			Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	64,900	64,900	
						Total		2,073,400	2,073,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIMON GARY		43370 0291	07-19-2013	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LICK JEFFREY F & JENNIFER		31788 0002	11-25-2005	U	I	1,262,500	1	2023	1010	1,209,400	2022	1010	1,131,600	2021	1010	978,900
CARMELLO STEPHEN J JR		26986 0208	11-07-2003	U	I	1	1F		1010	551,700		1010	350,500		1010	338,100
CARMELLO STEPHEN J		23276 0134	10-31-2002	Q	I	408,000	00		1010	47,400		1010	47,400		1010	44,000
TOMLINSON C MIKE		21027 0006	11-30-2001	Q	I	370,000	00	Total		1,808,500	Total		1,529,500	Total		1,361,000

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)										1,494,500			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										64,900			
Appraised Land Value (Bldg)										514,000			
Special Land Value										0			
Total Appraised Parcel Value										2,073,400			
Valuation Method										C			
Total Appraised Parcel Value										2,073,400			

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
2017-268	08-18-2017	AD	Addition	48,500	05-31-2018	100		24' X 24' TWO CAR GARAGE W	05-31-2018	JLF	5		01	Measure - No Entry
234	07-22-2008	AD	Addition	130,000	06-29-2009	100		2NDFLRBTH,BASMENTBTH	04-22-2014	SJD	9	1	00	Measure & Listed
258	07-26-2006	AD	Addition	24,000		100		11X19SUNRM,RMV DECK	04-12-2013	VGS			20	Field Review
525	10-07-2003	DM	Demolish	5,000		100		DEMO DWELLING	06-29-2009	KP		1	00	Measure & Listed
524	10-07-2003	NC	New Construct	365,000	06-16-2005	100		SNGL FAM DWELL & GRG						

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			11.74	469,400
1	1010	Single Family	RC	Residual	0.950	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	44,600
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value		514,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1734	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	918				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1734				

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

COST / MARKET VALUATION	
Net Other Adj	1,533,111
Replace Cost	1,642,348
Year Built	2004
Effective Year Built	2012
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnd	1,494,500
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
GNR	GENERATOR	L	1	12400.00	2005	G	85	C	1.00	10,500
FGR2	Garage - 1 St	L	576	63.00	2017	E	100	B	1.50	54,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,202	2,202	2,202	289.10	636,604
BSM	Basement	0	1,734	347	57.85	100,319
FGR	Garage	0	696	278	115.47	80,370
FNS	Finished 90% Story	2,291	2,546	2,291	260.15	662,334
FOP	Open Porch	0	378	57	43.59	16,479
PTO	Patio	0	950	48	14.61	13,877
WDK	Deck	0	795	80	29.09	23,128
Ttl Gross Liv / Lease Area		4,493	9,301	5,303		1,533,111

