

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CONNELLY PETER J & KATHRYN TR CONNELLY FAMILY REVOCABLE TR 69 WEST ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	359,500	359,500		
		SUPPLEMENTAL DATA		RES LAND		1010	469,900	469,900					
Alt Prcl ID		Cyclical		5	RESIDNTL		1010	11,400	11,400	Total		840,800	840,800
Scnd Home		Exemption		W	District		Res Exem						
Tax Class		T		GIS ID		F_874582_2843740		Assoc Pid#					
Tot Fin Area		1929											
Total Acres		.928											
Chapter Lan													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CONNELLY PETER J & KATHRYN TRUST		51656	291	09-18-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CONNELLY PETER J		6995	0265	08-01-1986	Q	I	192,500	00	2023	1010	267,200	2022	1010	222,100	2021	1010	220,800	
										1010	504,300			1010	320,400			
										1010	6,200			1010	6,200			
										Total		777,700	Total		548,700	Total		538,300

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					Appraised Bldg. Value (Card)	359,500	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	11,400	Appraised Land Value (Bldg)	469,900	Special Land Value	0	Total Appraised Parcel Value	840,800	Valuation Method	C
								Total Appraised Parcel Value				840,800						

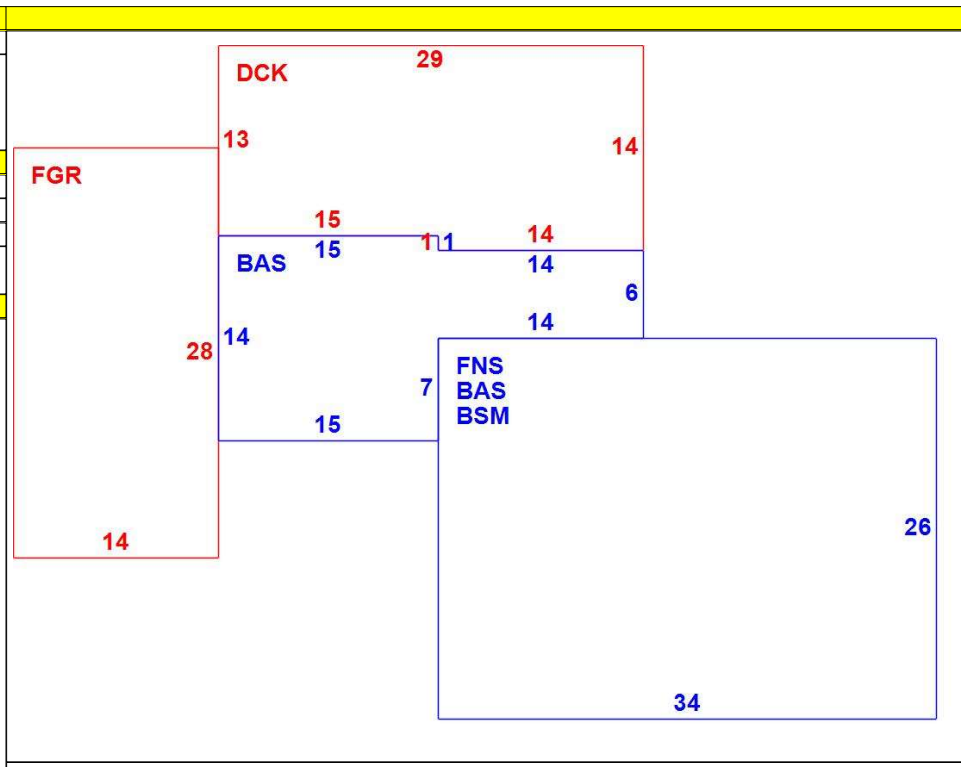
NOTES										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
BP-20-6	04-09-2020	MN	Maintenance	11,050	06-23-2020	100	06-23-2020	Strip & Re-Roof over Fam Rm an		06-23-2020	SJT	5		20	Field Review		
15047	08-05-1998	NC	New Construct	9,000	05-12-1999	100		18X36 VNYL POOL		04-12-2013	VGS			20	Field Review		
										03-04-2008	BSB			01	Measure - No Entry		

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	0.010	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value				469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	884				

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

COST / MARKET VALUATION	
Net Other Adj	498,946
Replace Cost	14,690
Year Built	513,636
Effective Year Built	1960
Depreciation Code	1991
Remodel Rating	A
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	359,500
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
SPL1	Ing Pool - Ave	L	648	64.00	1998	F	55	D	0.50	11,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,178	1,178	1,178	212.59	250,430
BSM	Basement	0	884	177	42.57	37,628
DCK	Deck	0	391	39	21.20	8,291
FGR	Garage	0	392	157	85.14	33,376
FNS	Finished 90% Story	796	884	796	191.43	169,221
Ttl Gross Liv / Lease Area		1,974	3,729	2,347		498,946



69 WEST ST