

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHOATE ROBERT M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CHOATE MARY ELLEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	299,900	299,900
50 BOWSPRIT LN		SUPPLEMENTAL DATA			RESIDNTL	1010	527,000	527,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2084 Total Acres .92 Chapter Lan GIS ID F_875233_2842657			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	35,100	35,100
						Total	862,000	862,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHOATE ROBERT M		10732 0121	01-31-1992	Q	I	222,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	263,300	2022	1010	238,800
									1010	626,900		1010	483,300
									1010	20,000		1010	20,000
						Total		910,200	Total	742,100	Total	636,100	

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
0080				

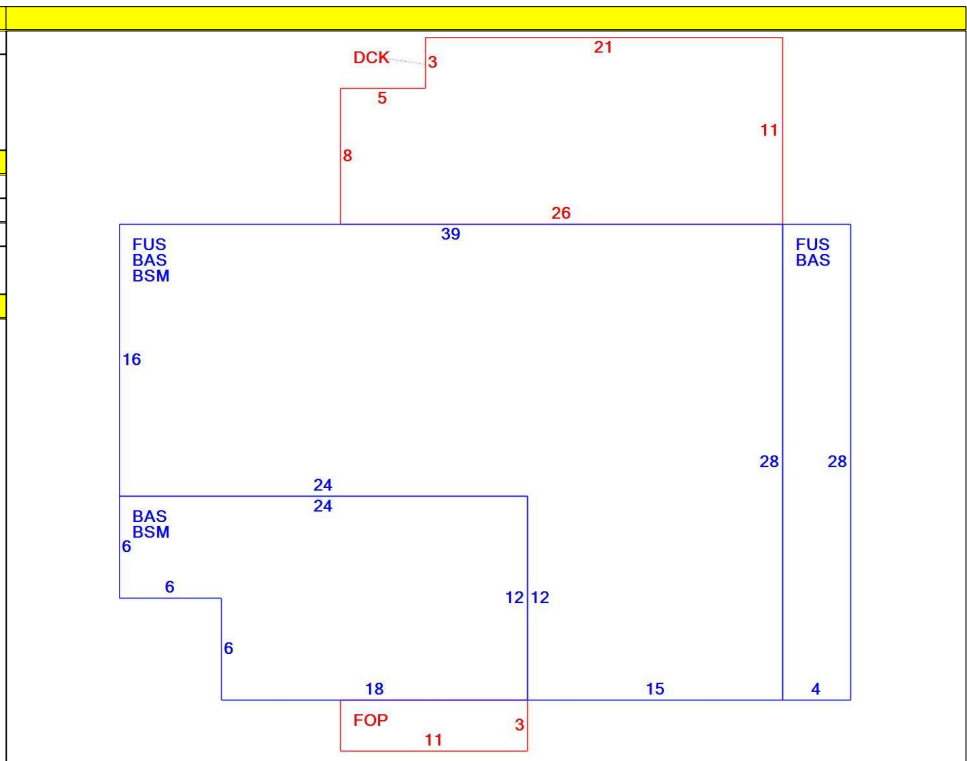
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	299,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,100
Appraised Land Value (Bldg)	527,000
Special Land Value	0
Total Appraised Parcel Value	862,000
Valuation Method	C
Total Appraised Parcel Value	862,000

NOTES							

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
2014-66	05-06-2014	MN	Maintenance	30,255		100		FIBER CEMENT SIDING	11-17-2020	SJT	10		20	Field Review
30	04-08-2009	MN	Maintenance	30,088		100		RPL 18 WINDOWS	04-12-2013	VGS			20	Field Review
148	11-21-2008	MN	Maintenance	4,700		100		RPL ENTRY DOOR	12-11-2007	BSB		1	00	Measure & Listed
14876	04-03-1998	NC	New Construct	3,500	05-13-1999	100		10X14 UTILITY BLDNG						
14722	11-04-1997	NC	New Construct	11,000	05-20-1998	100		18X36 HTD IN VNLPOOL						

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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	30	HARDI Plank			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		368,215
Interior Floor 2			Replace Cost		42,640
Heat Fuel	03	Gas	Year Built		1979
Heat Type	05	Hot Water	Effective Year Built		1994
AC Type	03	Central	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		299,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	792		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1056		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	1997	A	70	C	1.00	29,000
SHD1	Shed	L	140	21.00	1998	A	70	C	1.00	2,100
PTO	Patio	L	180	15.00	2000	A	70	C	1.00	1,900
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	158.24	184,820
BSM	Basement	0	1,056	211	31.62	33,388
DCK	Deck	0	271	27	15.77	4,272
FOP	Open Porch	0	33	5	23.98	791
FUS	Finished Upper Story	916	916	916	158.24	144,944
Ttl Gross Liv / Lease Area		2,084	3,444	2,327		368,215

