

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOUDREAU KEITH C & MEAGHAN (6 DUFFY GERALDINE & HUGH (35%) I 32 HOUNDS DITCH LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,317,200	1,317,200
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical	5	RES LAND	1010	567,100	567,100
DUXBURY MA 02332		Scnd Home		Exemption		RESIDNTL	1010	155,300	91,500	905 DUXBURY, MA	
		Tax Class T		W		Total		2,039,600	1,975,800		
Total Acres 1.698		Chapter Lan		District						<b>VISION</b>	
GIS ID F_875663_2842192		Assoc Pid#		Res Exem							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOUDREAU KEITH C & MEAGHAN (65%)		49192 0282	11-17-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOUDREAU KEITH C & MEAGHAN (65%)		46943 0101	05-19-2016	U	I	1,010,000	1J	2023	1010	1,007,400	2022	1010	925,700	2021	1010	803,700
RIDDLE TIMOTHY R & PAIGE LACEY		24495 0107	03-14-2003	Q	I	890,000	00		1010	674,500		1010	520,000		1010	433,400
									1010	56,900		1010	56,900		1010	56,900
Total								Total	1,738,800	Total	1,502,600	Total	1,294,000			

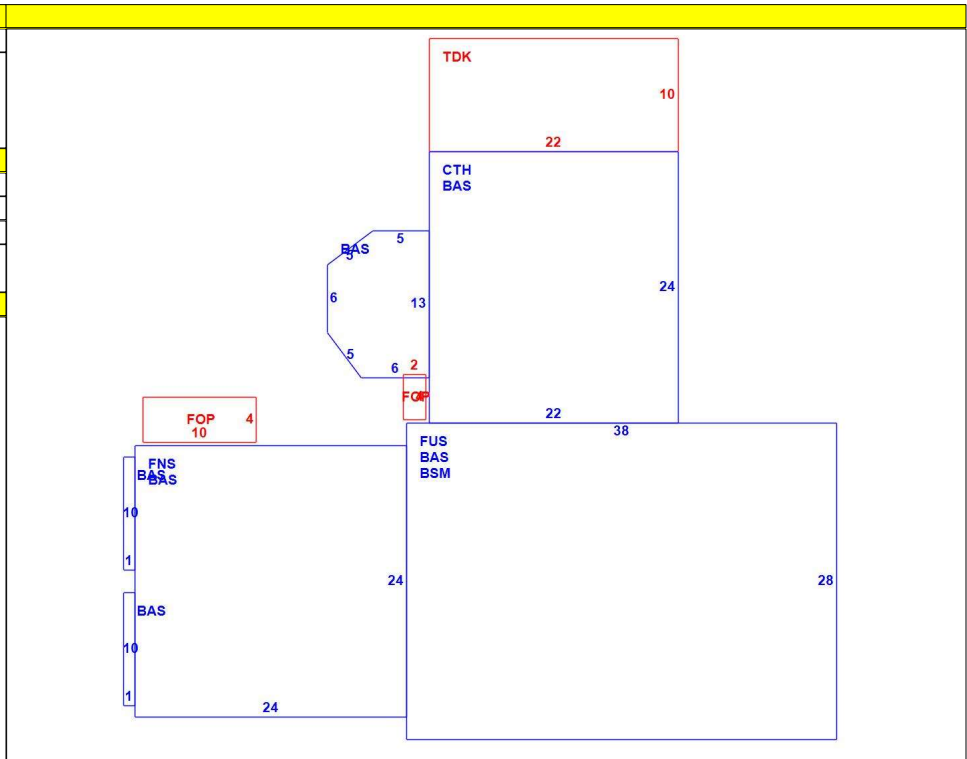
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00									

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch					Date	Id	Type	Is	Cd	Purpose/Result
0080									06-03-2019	SJT	5		01	Measure - No Entry
								09-10-2018	SJD				20	Field Review
								06-12-2017	JLF	5	1		00	Measure & Listed
								05-30-2017	JLF	5			09	Total Refusal
								11-21-2016	SJD				01	Measure - No Entry
								04-12-2013	VGS				20	Field Review
								03-01-2008	BSB		1		00	Measure & Listed
								Total Appraised Parcel Value						2,039,600

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-22-525	01-04-2023	SP	Solar Panels	71,654		100	03-29-2023	25 SOLAR PANELS			06-03-2019	SJT	5		01	Measure - No Entry
QPO-22-10	06-07-2022	MN	Maintenance	20,475		100	06-07-2022	STRIP & REROOF			09-10-2018	SJD			20	Field Review
2018-76	03-12-2018	BP	Bldg Permit	40,000	06-03-2019	100		INSTALL AN 18' X 36' INGRD G			06-12-2017	JLF	5	1	00	Measure & Listed
2017-6	05-31-2017	BP	Bldg Permit	4,000	06-03-2019	100		8' X 14" UTILITY BLDG			05-30-2017	JLF	5		09	Total Refusal
2016-277	08-23-2016	AD	Addition	150,000	06-12-2017	100		14 X 20' TWO STORY ADDITIO			11-21-2016	SJD			01	Measure - No Entry
13955	02-08-1996	NC	New Construct	83,000	04-14-1997	100		ADD RMS & DETCH GARA			04-12-2013	VGS			20	Field Review
											03-01-2008	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
1	1010	Single Family	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503						1.0002	13.15	526,100
1	1010	Single Family	PD	Residual	0.780	AC	35,000.00	1.00000	5	1.00	0080	1.503						1.0000	1.21	41,000
Total Card Land Units					1.70	AC	Parcel Total Land Area					1.70				Total Land Value		567,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1064	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		916,266
Interior Floor 2			Replace Cost		63,040
Heat Fuel	02	Oil	Year Built		1991
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		11
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	1		Cns Sect Rcnld		871,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	900		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	1064		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	120	21.00	2018	E	100	A	2.00	5,000
SPL2	Ing Pool-Good	L	648	89.00	2018	E	100	B	1.50	86,500
SLR	Solar Panels	L	25	1050.00		G	85	A	2.00	63,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,293	2,293	2,293	219.73	503,836
BSM	Basement	0	1,064	213	43.99	46,802
CTH	Cathedral Ceiling	0	528	53	22.06	11,646
FNS	Finished 90% Story	518	576	518	197.60	113,819
FOP	Open Porch	0	48	7	32.04	1,538
FUS	Finished Upper Story	1,064	1,064	1,064	219.73	233,791
TDK	Trex Deck	0	220	22	21.97	4,834
Ttl Gross Liv / Lease Area		3,875	5,793	4,170		916,266



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOUDREAU KEITH C & MEAGHAN (6 DUFFY GERALDINE & HUGH (35%) I 32 HOUNDS DITCH LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,317,200	1,317,200
		SUPPLEMENTAL DATA		RES LAND		1010	567,100	567,100	RESIDNTL	1010	155,300
DUXBURY MA 02332		Alt Prcl ID		Cyclical 5		Total		2,039,600		1,975,800	
		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 3746		District							
		Total Acres 1.698		Res Exem							
		Chapter Lan									
		GIS ID F_875663_2842192		Assoc Pid#							

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOUDREAU KEITH C & MEAGHAN (65%)		49192 0282	11-17-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
BOUDREAU KEITH C & MEAGHAN (65%)		46943 0101	05-19-2016	U	I	1,010,000	1J	2023	1010	1,007,400	2022	1010	925,700
RIDDLE TIMOTHY R & PAIGE LACEY		24495 0107	03-14-2003	Q	I	890,000	00		1010	674,500		1010	520,000
									1010	56,900		1010	56,900
		Total						Total		1,738,800	Total		1,502,600
											Total		1,294,000

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080					Appraised Bldg. Value (Card)			1,317,200
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			155,300
					Appraised Land Value (Bldg)			567,100
					Special Land Value			0
					Total Appraised Parcel Value			2,039,600
					Valuation Method			C
					Total Appraised Parcel Value			2,039,600

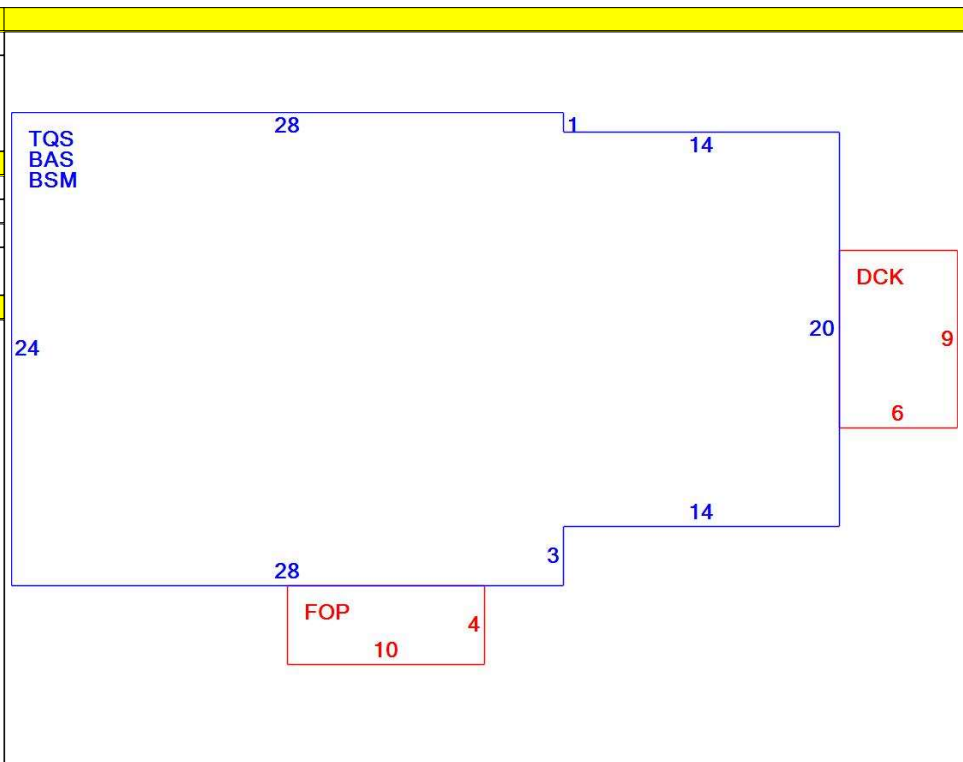
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

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	
2	1010	Single Family			SF	0.00	1.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.70	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area					

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

COST / MARKET VALUATION	
	456,615
Net Other Adj	17,400
Replace Cost	474,015
Year Built	2016
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
Cns Sect Rcnld	445,600
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	952	952	952	244.57	232,832
BSM	Basement	0	952	190	48.81	46,469
DCK	Deck	0	54	5	22.65	1,223
FOP	Open Porch	0	40	6	36.69	1,467
TQS	Three Quarter Story	714	952	714	183.43	174,624
Ttl Gross Liv / Lease Area		1,666	2,950	1,867		456,615

