

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MOFFITT PHILIP S & SANDRA M TR MOFFITT FAMILY TRUST 242 ELM ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 397,500 502,700	Assessed 397,500 502,700
		0	No Sewer	0	Paved	0	Average				
		<b>SUPPLEMENTAL DATA</b>									
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2359 Total Acres 1.258 Chapter Lan GIS ID F_868628_2834164		Cyclical 6 Exemption W District Res Exem Assoc Pid#		Total		900,200	900,200		

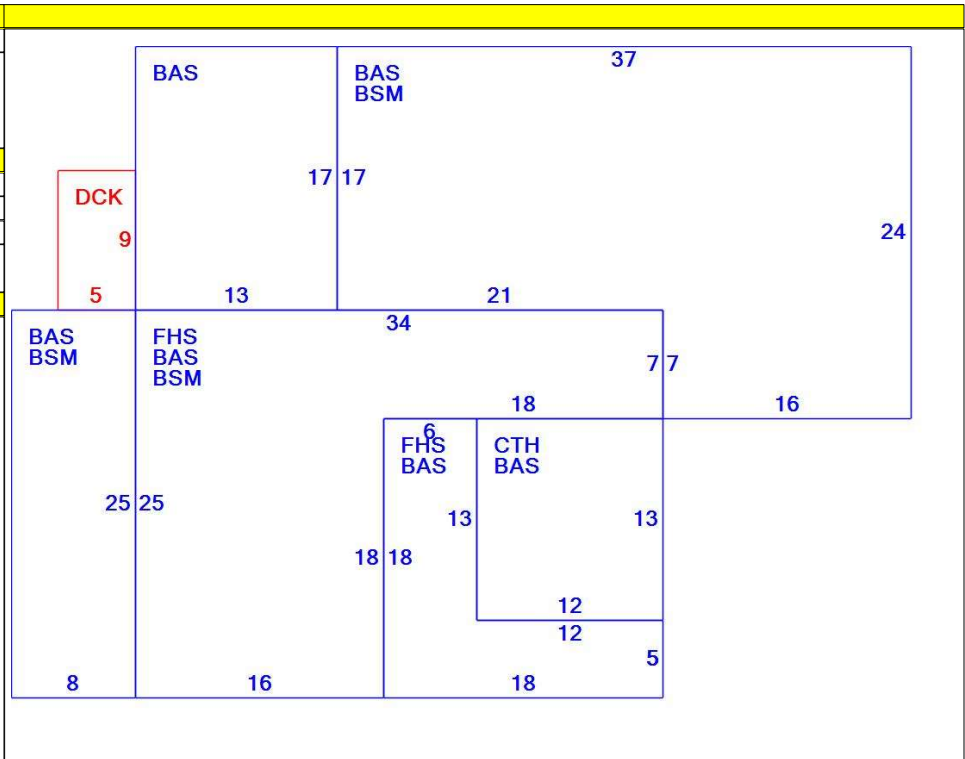
905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MOFFITT PHILIP S & SANDRA M TRUST		52435 212	03-05-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MOFFITT PHILIP S		46875 0218	05-02-2016	Q	I	525,000	00	2023	1010	306,100	2022	1010	252,700
VANHAUR JAMES K & JANE E		24572 0235	03-24-2003	Q	I	470,500	00		1010	491,200	2021	1010	414,400
242 ELM ST RLTY TRUST		17133 0348	02-09-1999	U	I	1	1F	Total		797,300	Total		667,100
								Total		578,200	Total		578,200

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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0070															
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
BPO-23-34	01-24-2023	RM	Remodel	12,500		100	03-01-2023	KITCHEN RENO(NEW SHEETR		11-07-2016	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										01-08-2008	BSB		1	00	Measure & Listed

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.340 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	16,500
Total Card Land Units					1.26 AC	Parcel Total Land Area					1.26	Total Land Value			502,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1467	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		568,433
Interior Floor 2			Replace Cost		24,795
Heat Fuel	02	Oil	Year Built		1880
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	01	None	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		33
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		67
Extra Openings	0		Cns Sect Rcnld		397,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1467		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	2,012	2,012	2,012	212.66	427,866
BSM	Basement	0	1,467	293	42.47	62,309
CTH	Cathedral Ceiling	0	156	16	21.81	3,403
DCK	Deck	0	45	5	23.63	1,063
FHS	Finished Half Story	347	694	347	106.33	73,792
Ttl Gross Liv / Lease Area		2,359	4,374	2,673		568,433

