

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ARMSTRONG KELLI J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
285 TOBEY GARDEN ST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	520,900	520,900	
DUXBURY MA 02332				0 Heavy		RES LAND	1010	471,000	471,000	
SUPPLEMENTAL DATA										
Alt Prcl ID				Cyclical 6						
Scnd Home				Exemption						
Tax Class T				W						
Tot Fin Area 2184				District						
Total Acres 2.508				Res Exem						
Chapter Lan										
GIS ID F_870797_2834591				Assoc Pid#						
							Total	991,900	991,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ARMSTRONG KELLI J	28632	0096	07-09-2004	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
ARMSTRONG JAMES L	20471	0089	08-31-2001	Q	I	390,000	00	2023	1010	403,400	2022	1010	370,100
CRANBERRY RUN RLTY,LLC	20471	0086	08-31-2001	Q	I	265,852	00		1010	505,400	2021	1010	321,400
CROWELL CRANBERRY CORP A/K/A	14639	0275	09-06-1996	U	V	1	1F	Total		908,800	Total		691,500
								Total		645,200	Total		645,200

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
0060				

NOTES											APPRAISED VALUE SUMMARY				
FIN.BASE.AVERAGE-NO FLOORING											Appraised Bldg. Value (Card)				520,900
11/6/20 Obstructed front view due											Appraised Xf (B) Value (Bldg)				0
to 6' fence in front of subject.											Appraised Ob (B) Value (Bldg)				0
											Appraised Land Value (Bldg)				471,000
											Special Land Value				0
											Total Appraised Parcel Value				991,900
											Valuation Method				C
											Total Appraised Parcel Value				991,900

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
15273	01-04-1999	NC	New Construct	5,000	12-18-1999	100		RETAINING WALL 8X48		11-06-2020	SJT	10		20	Field Review
15272	01-04-1999	NC	New Construct	120,000	05-01-2001	100		28X36 2 STY/PRCH/GAR		04-12-2013	VGS			20	Field Review
										05-15-2001	KP		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	0060	1.341			TP95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	1.000	AC 35,000.00	1.00000	5	1.00	0060	1.341			WT50	0.5000	0.54	23,500
1	1010	Single Family	WP	Undevelop	0.590	AC 2,000.00	1.00000	0	1.00	0060	1.341				1.0000	0.06	1,600
Total Card Land Units					2.51	AC	Parcel Total Land Area					2.51	Total Land Value				471,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1228	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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	02	Oil	Net Other Adj		538,132
Heat Type	05	Hot Water	Replace Cost		40,600
AC Type	01	None	Year Built		578,733
Bedrooms	3		Effective Year Built		1999
Full Baths	2		Depreciation Code		2011
Half Baths	1		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		10
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		90
Sq Ft Fin Bsmt	556		Cns Sect Rcnd		520,900
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1228		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	1,092	1,092	1,092	219.65	239,853
BSM	Basement	0	1,228	246	44.00	54,033
FOP	Open Porch	0	132	20	33.28	4,393
FUS	Finished Upper Story	1,092	1,092	1,092	219.65	239,853
Ttl Gross Liv / Lease Area		2,184	3,544	2,450		538,132

