

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DANDREA PAUL W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CROCKER HEATHER A			0 Septic	0 Paved	0 Average	RESIDNTL	1010	478,400	478,400	
35 TOBEY GARDEN ST				0 Heavy		RES LAND	1010	469,900	469,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	42,600	42,600		
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption 22								
Tax Class T		W								
Tot Fin Area 2054		District								
Total Acres .921		Res Exem								
Chapter Lan		Assoc Pid#								
GIS ID F_873579_2835327					Total		990,900	990,900		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DANDREA PAUL W		56377 236	01-28-2022	U	I	776,000	1	Year	Code	Assessed	Year	Code	Assessed			
AGNEW CHRISTOPHER D & BERRY ALLI		49637 0012	03-29-2018	U	I	100	1A	2023	1010	355,600	2022	1010	282,400	2021	1010	281,800
MCINNIS JOSEPH F & MCINNIS ROBIN E		33939 0170	01-05-2007	U	I	100	1F		1010	504,300		1010	324,300		1010	312,800
MCINNIS JOSEPH F		13758 0083	08-14-1995	U	I	1	1F		1010	26,300		1010	26,300		1010	26,300
MCCLOSKEY BARBARA TRUSTEE		12239 0255	09-28-1993	U	I	1	1F	Total		886,200	Total		633,000	Total		620,900

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
0060			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	478,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	42,600
Appraised Land Value (Bldg)	469,900
Special Land Value	0
Total Appraised Parcel Value	990,900
Valuation Method	C
Total Appraised Parcel Value	990,900

NOTES

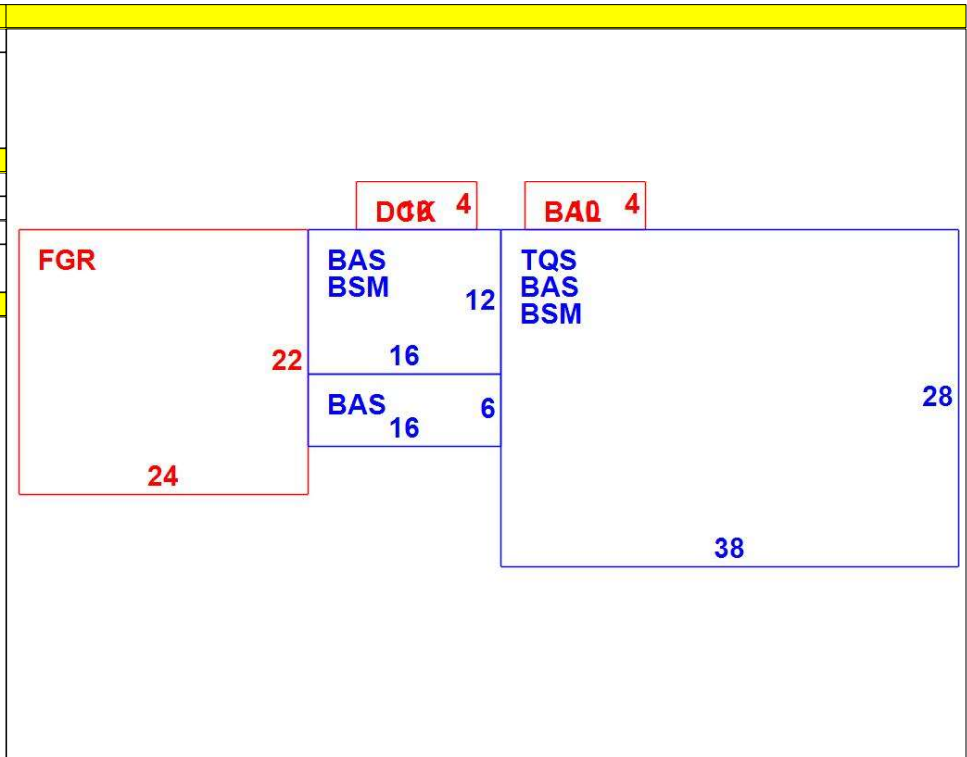
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-459	11-10-2022	MN	Maintenance	4,500		100		Install 2 LVL's and 2 interior non I		04-12-2023	SJT	5		01	Measure - No Entry
2017-183	09-05-2017	MN	Maintenance	5,750		100		SIDING ON GARAGE		05-12-2022	SJD	9	1	07	Measure - Info @ Door
76	06-25-2012	MN	Maintenance	698	06-30-2012	100		REPLACE ONE DOOR		11-25-2020	SJT	10		20	Field Review
13146	04-26-1994	NC	New Construct	19,000	09-25-1995	100		22X38 ING HTD 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	0.003	AC 35,000.00	3.57142	5	1.00	0060	1.341		1.0000	4.10	500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1256	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	384				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1256				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		593,023	
Replace Cost		36,395	
Year Built		1971	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		478,400	
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
SPL2	Ing Pool-Good	L	684	89.00	1994	A	70	C	1.00	42,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	40	4	22.63	905
BAS	First Floor	1,352	1,352	1,352	226.35	306,018
BSM	Basement	0	1,256	251	45.23	56,813
DCK	Deck	0	40	4	22.63	905
FGR	Garage	0	528	211	90.45	47,759
TQS	Three Quarter Story	798	1,064	798	169.76	180,623
Ttl Gross Liv / Lease Area		2,150	4,280	2,620		593,023

