

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PEACOCK BRIAN T & STACY			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
25 MAYFLOWER ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1040	619,100	619,100
DUXBURY MA 02332			SUPPLEMENTAL DATA				0	Heavy	RES LAND	1040	340,600	340,600
Alt Prcl ID			Cyclical 6						RESIDNTL	1040	47,800	47,800
Scnd Home			Exemption									
Tax Class T			W									
Tot Fin Area 3242			District									
Total Acres 1.148			Res Exem									
Chapter Lan												
GIS ID F_874385_2836615			Assoc Pid#									
										Total	1,007,500	1,007,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEACOCK BRIAN T & STACY		12858 0112	05-04-1994	U	I	198,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1040	464,800	2022	1040	389,600	2021	1040	381,900
									1040	354,200		1040	334,700		1040	278,900
									1040	29,800		1040	29,800		1040	30,200
										Total	848,800	Total	754,100	Total	691,000	

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			
									Appraised Bldg. Value (Card) 619,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

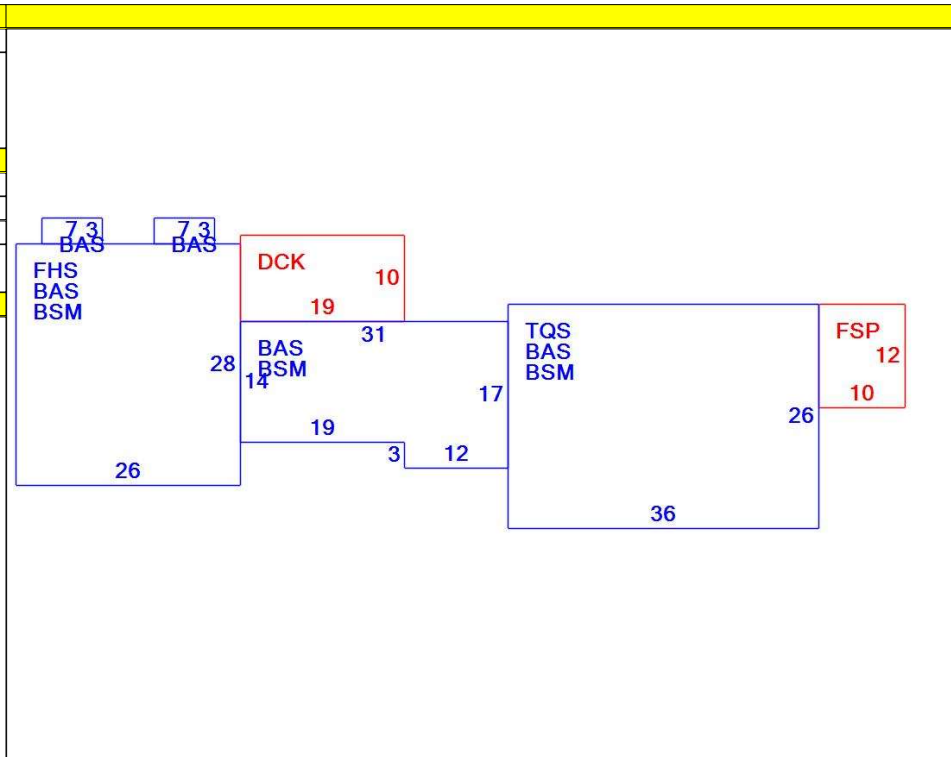
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES											
NEW ADDITION 1989											
										Appraised Land Value (Bldg) 340,600	
										Special Land Value 0	
										Total Appraised Parcel Value 1,007,500	
										Valuation Method C	
										Total Appraised Parcel Value 1,007,500	

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
QPO-23-19	07-10-2023	MN	Maintenance	10,400		100		STRIP & REROOF ON GARAGE		10-07-2020	SJT	10		20	Field Review
13610	04-07-1995	NC	New Construct	14,000	05-09-1996	100		17X36 ING PL/4'FENCE		04-12-2013	VGS			20	Field Review
13159	04-22-1994	RM	Remodel	3,000		100		ACCESSORY APARTMENT		02-19-2008	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	1040	Two Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			TN95	0.9500	8.75	332,500
1	1040	Two Family	RC	Residual	0.230 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0125	0.81	8,100
Total Card Land Units					1.15 AC	Parcel Total Land Area					1.15	Total Land Value					340,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2134	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	2		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		821,300
Interior Floor 2			Replace Cost		50,605
Heat Fuel	02	Oil	Year Built		871,905
Heat Type	04	Forced Air-Duc	Effective Year Built		1965
AC Type	03	Central	Depreciation Code		1992
Bedrooms	6		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		619,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	364		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2134		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	648	89.00	1994	A	70	C	1.00	40,400
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
SHD1	Shed	L	160	21.00	1994	F	55	C	1.00	1,800
FN2	Fence - Wood	L	88	35.00	1994	A	70	C	1.00	2,200
FN1	Fence - Chain	L	96	24.00	1994	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,176	2,176	2,176	221.26	481,452
BSM	Basement	0	2,134	427	44.27	94,476
DCK	Deck	0	190	19	22.13	4,204
FHS	Finished Half Story	364	728	364	110.63	80,537
FSP	Screened Porch	0	120	24	44.25	5,310
TQS	Three Quarter Story	702	936	702	165.94	155,321
Ttl Gross Liv / Lease Area		3,242	6,284	3,712		821,300

