

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MOFFATT ROBERT T & NANCY D TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MOFFATT REVOCABLE TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	447,100	447,100	
62 FLINT LOCKE DR				0	Light			RES LAND	1010	372,400	372,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	42,500	42,500	
Alt Prcl ID		Cyclical		6								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2567		District										
Total Acres 1.558		Res Exem										
Chapter Lan												
GIS ID F_869218_2832282		Assoc Pid#										
									Total	862,000	862,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOFFATT ROBERT T & NANCY D TT		47980 0115	01-09-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MOFFATT ROBERT T		5648 0221	05-22-1984	Q	I	177,500	00	2023	1010	342,200	2022	1010	313,800	2021	1010	279,300
									1010	505,400		1010	426,500		1010	385,700
									1010	26,300		1010	26,300		1010	26,300
									Total	873,900	Total	766,600	Total	691,300		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	447,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	42,500
Appraised Land Value (Bldg)	372,400
Special Land Value	0
Total Appraised Parcel Value	862,000
Valuation Method	C
Total Appraised Parcel Value	862,000

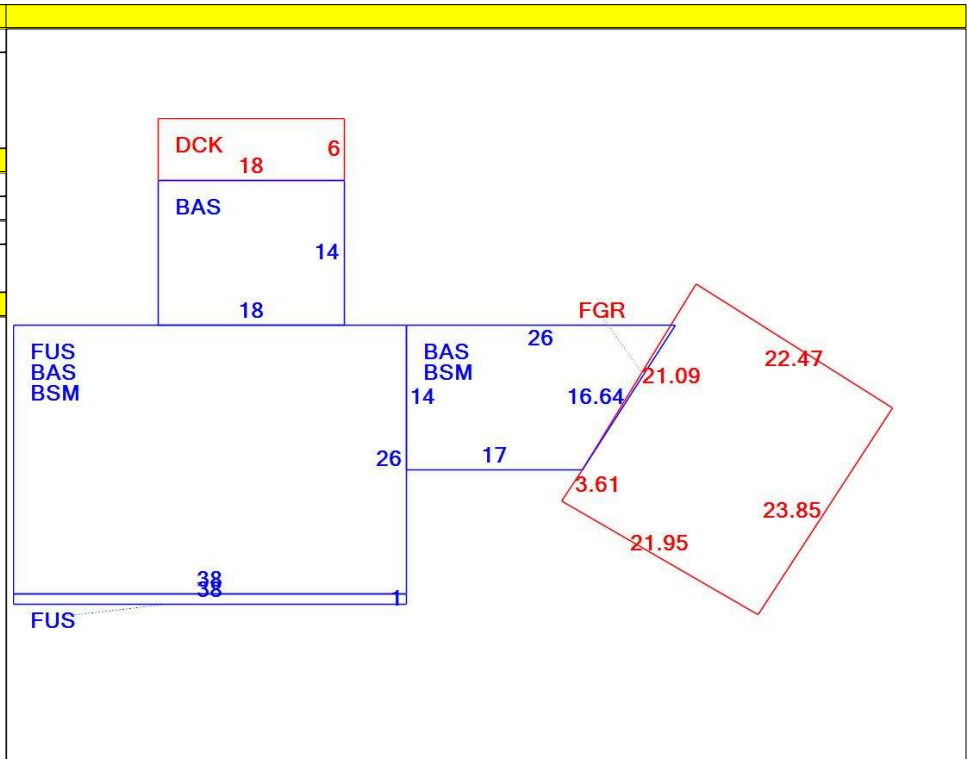
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										11-17-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										02-26-2008	BSB		1	00	Measure & 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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.640 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	22,400	
Total Card Land Units					1.56 AC	Parcel Total Land Area					1.56	Total Land Value			372,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1289	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	01	None			
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	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	572				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1289				

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

COST / MARKET VALUATION	
Net Other Adj	548,380
Replace Cost	39,910
Year Built	588,291
Effective Year Built	1969
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	447,100
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	648	89.00	1986	A	70	C	1.00	40,400
SHD1	Shed	L	140	21.00	1995	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,541	1,541	1,541	179.74	276,976
BSM	Basement	0	1,289	258	35.98	46,372
DCK	Deck	0	108	11	18.31	1,977
FGR	Garage	0	537	215	71.96	38,644
FUS	Finished Upper Story	1,026	1,026	1,026	179.74	184,411
Ttl Gross Liv / Lease Area		2,567	4,501	3,051		548,380

