

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MAGUIRE MARILYN A & THOMAS P TT MARILYN A MAGUIRE TRUST OF 200 50 POND RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	511,100	511,100
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	489,100	489,100
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2467 Total Acres .978 Chapter Lan GIS ID F_870664_2832999		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	59,100	59,100
						Total				1,059,300	1,059,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAGUIRE MARILYN A & THOMAS P TT		57473 110	12-02-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAGUIRE MARILYN A		4706 0106	08-15-1979	U	I	119,000	1	2023	1010	390,000	2022	1010	357,200	2021	1010	317,600
									1010	477,900		1010	403,200		1010	365,400
									1010	37,000		1010	37,000		1010	37,000
								Total		904,900	Total		797,400	Total		720,000

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

This signature acknowledges a visit by a Data Collector or Assessor

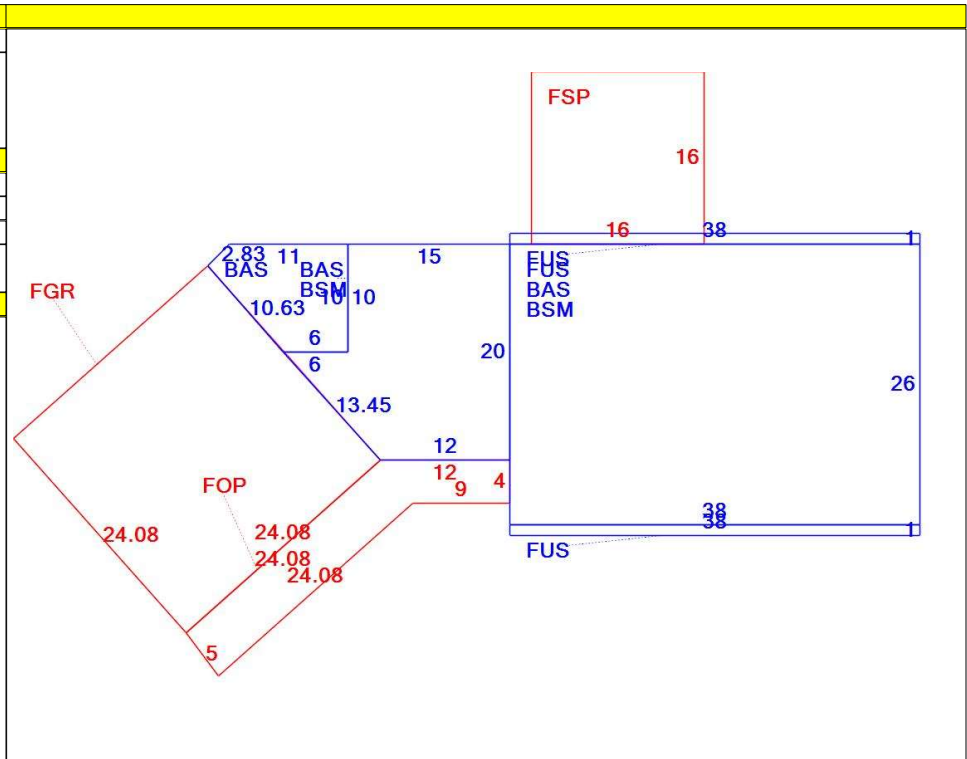
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			511,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			59,100
Appraised Land Value (Bldg)			489,100
Special Land Value			0
Total Appraised Parcel Value			1,059,300
Valuation Method			C
Total Appraised Parcel Value			1,059,300

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
94	04-17-2007	RM	Remodel	15,000		100		KITCH & BTHRM		11-05-2020	SJT	10		20	Field Review
348	09-26-2006	MS	Miscellaneous	10,000		100		SCREENED P ON EX DK		04-12-2013	VGS			20	Field Review
10742		NC	New Construct	15,000		100				09-24-2007	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			12.16	486,200
1	1010	Single Family	RC	Residual	0.060 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.11	2,900
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			489,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1303	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			633,311
Interior Floor 2			Net Other Adj		39,186
Heat Fuel	03	Gas	Replace Cost		672,498
Heat Type	05	Hot Water	Year Built		1968
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		511,100
Sq Ft Fin Bsmt	393		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1303		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	800	89.00	1988	A	70	C	1.00	49,800
PTO	Patio	L	800	15.00	1988	A	70	C	1.00	8,400
SHD1	Shed	L	60	21.00	1988	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,403	1,403	1,403	208.67	292,763
BSM	Basement	0	1,303	261	41.80	54,463
FGR	Garage	0	580	232	83.47	48,411
FOP	Open Porch	0	162	24	30.91	5,008
FSP	Screened Porch	0	256	51	41.57	10,642
FUS	Finished Upper Story	1,064	1,064	1,064	208.67	222,024
Ttl Gross Liv / Lease Area		2,467	4,768	3,035		633,311

