

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CUNNINGHAM JOHN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CUNNINGHAM ELLEN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	654,200	654,200
47 POND RD				0 Light		RES LAND	1010	490,100	490,100
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID				Cyclical 6					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 3334				District					
Total Acres .998				Res Exem					
Chapter Lan									
GIS ID F_870487_2832727				Assoc Pid#					
Total							1,144,300		1,144,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CUNNINGHAM JOHN M		43382 0141	07-23-2013	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed
DONAHUE JEANNE		5407 0109	07-20-1983	U	I	6	1	2023	1010	499,700	2022	1010	457,900
									1010	478,800		1010	404,000
								Total		978,500	Total		861,900
								Total			Total		759,700

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
0070				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	654,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	490,100
Special Land Value	0
Total Appraised Parcel Value	1,144,300
Valuation Method	C
Total Appraised Parcel Value	1,144,300

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
BPO-21-493	11-10-2021	RM	Remodel	53,000	06-07-2019	100	12-10-2021	RMDL KITCHEN/ADD STEEL I B Refurb 2nd floor Bath		07-01-2019	SJT	5		20	Field Review
QP-19-103	05-15-2019	RM		20,000		100				04-10-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										08-03-2010	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	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	3,900
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value				490,100	

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1410	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		807,824
Interior Floor 2			Replace Cost		52,960
Heat Fuel	03	Gas	Year Built		1968
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		G
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		654,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	488		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1410		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	1,840	1,840	1,840	220.42	405,565
BSM	Basement	0	1,410	282	44.08	62,157
FUS	Finished Upper Story	1,494	1,494	1,494	220.42	329,302
WDK	Deck	0	492	49	21.95	10,800
Ttl Gross Liv / Lease Area		3,334	5,236	3,665		807,824

