

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MURPHY COLIN	8 Sloping	0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MURPHY SHAWN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	624,500	624,500		
10 FOX RUN	SUPPLEMENTAL DATA							RES LAND	1010	550,900	550,900		
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption		6				RESIDNTL	1010	1,800	1,800		
	Scnd Home	District		Res Exem								VISION	
	Tax Class T	Assoc Pid#											
	Tot Fin Area 2532												
	Total Acres .938												
	Chapter Lan												
	GIS ID F_871279_2834478												
										Total	1,177,200	1,177,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MURPHY COLIN	49742	0258	04-30-2018	Q	I	797,000	00	Year	Code	Assessed	Year	Code	Assessed		
WOLFF JOHN A & JEANNE MARIE	19503	0078	03-15-2001	Q	I	605,000	00	2023	1010	477,800	2022	1010	448,500		
WARREN BARRY M	12617	0087	01-27-1994	Q	I	355,000	00		1010	655,200		1010	505,100		
OBRIEN THOMAS F TRUSTEE	12255	0009	09-30-1993	U	V	129,826	1		1010	1,200		1010	1,200		
										Total	1,134,200	Total	954,800	Total	826,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

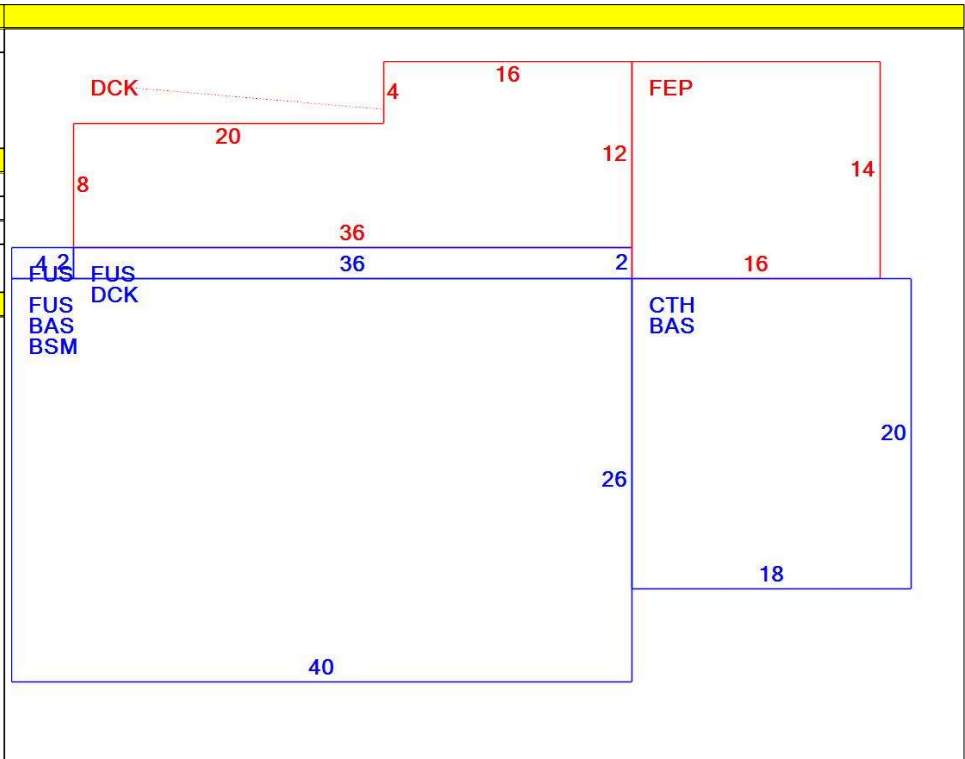
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)											624,500		
Appraised Xf (B) Value (Bldg)											0		
Appraised Ob (B) Value (Bldg)											1,800		
Appraised Land Value (Bldg)											550,900		
Special Land Value											0		
Total Appraised Parcel Value											1,177,200		
Valuation Method											C		
Total Appraised Parcel Value											1,177,200		

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-23-363	10-06-2024	DM	Demolish	5,000		0		DEMO ONLY FOR KITCHEN BU		03-07-2019	SJT	0	1	00	Measure & Listed
BP-20-89	07-06-2020	MN	Maintenance	3,138		100		Weatherization		02-26-2019	SJT	9		02	Callback - No Entry
QP-20-43	07-01-2020	MN	Maintenance	30,297		100		Replacement windows		04-12-2013	VGS			20	Field Review
2018-185	09-10-2018	MN	Maintenance	24,375		100		REPLACE 3 WINDOWS		09-14-2005	KP	1	00	Measure & Listed	
4	08-04-2004	NC	New Construct			100		10X12 SHED							
12788	05-17-1993	NC	New Construct	242,000		100		2STY26X40,PRCH,GARUN							

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	0080	1.503		V110,ES95	1.0450	549,800	
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.26	1,100	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			550,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		685,233
Interior Floor 2	14	Carpet	Replace Cost		49,440
Heat Fuel	02	Oil	Year Built		734,672
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		624,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	552		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	1040		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
SHD1	Shed	L	120	21.00	2004	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400	233.07	326,301
BSM	Basement	0	1,040	208	46.61	48,479
CTH	Cathedral Ceiling	0	360	36	23.31	8,391
DCK	Deck	0	424	42	23.09	9,789
FEP	Finished Enclosed Porch	0	224	134	139.43	31,232
FUS	Finished Upper Story	1,120	1,120	1,120	233.07	261,041
Ttl Gross Liv / Lease Area		2,520	4,568	2,940		685,233

