

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VERELL CHARLES F TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
VERELL REVOCABLE TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	453,000	453,000
37 ISLAND CREEK RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	469,900	469,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1585 Total Acres .928 Chapter Lan GIS ID F_870817_2835006			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	922,900	922,900	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VERELL JASON	LCC	135761	08-17-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
VERELL CHARLES F TT	LCC	118992	05-17-2013	U	I	1	1A	2023	1010	337,500	2022	1010	281,100
VERELL CHARLES & JEWEL TTS	LCC	102954	03-13-2003	U	I	100	1F		1010	504,300	2021	1010	320,400
								Total	841,800	Total	601,500	Total	591,000

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
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	453,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	469,900
Special Land Value	0
Total Appraised Parcel Value	922,900
Valuation Method	C
Total Appraised Parcel Value	922,900

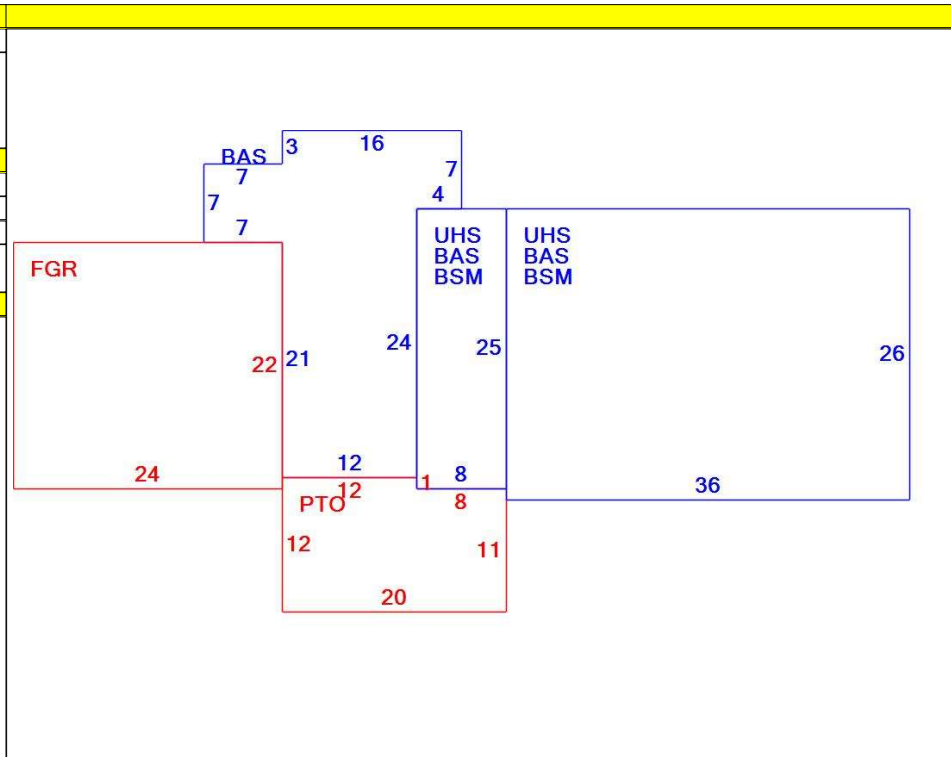
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-380	10-17-2022	MN	Maintenance	5,000		100	10-17-2022	INSULATION	02-08-2023	SJT	0		00	Measure & Listed
4	01-04-2005	AD	Addition	27,500	06-30-2005	100		10X16.5&7X7.5 PORCH	11-17-2020	SJT	10		00	Measure & Listed
20010338	08-21-2001	MN	Maintenance	10,000		100		ROOF SHIN/CEDAR SIDE	04-12-2013	VGS			20	Field Review
20010266	07-09-2001	RM	Remodel	2,500		100		1STFLR BATH	01-08-2008	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1136	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	661.00	N/A
Stories	1.6				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1136				

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

COST / MARKET VALUATION			
Net Other Adj		574,761	
Replace Cost		21,315	
Year Built		1968	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		453,000	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,585	1,585	1,585	247.85	392,840
BSM	Basement	0	1,136	227	49.53	56,262
FGR	Garage	0	528	211	99.05	52,296
PTO	Patio	0	232	12	12.82	2,974
UHS	Unfinished Half Story	0	1,136	284	61.96	70,389
Ttl Gross Liv / Lease Area		1,585	4,617	2,319		574,761



02/08/2023