

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DUBRAWski PAUL F		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DUBRAWski ELIZABETH A		0	Septic	0	Paved	0	Average	RESIDNTL	1010	485,600	485,600	
66 ISLAND CREEK RD					Medium			RES LAND	1010	609,500	609,500	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical		6		RESIDNTL	1010	55,900	55,900	
Scnd Home				Exemption								
Tax Class T				District		Res Exem						
DUXBURY MA 02332	Total Acres 1.078				Chapter Lan		Assoc Pid#					
GIS ID F_870926_2835402									Total		1,151,000	1,151,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUBRAWski PAUL F	LCC	126732	05-01-2018	Q	I	742,500	00	Year	Code	Assessed	Year	Code	Assessed			
GIBBON PETER H & GIBBON CAROL	LCC	106802	02-04-2005	Q	I	756,075	00	2023	1010	363,800	2022	1010	304,300			
MARQUIS SHARREN T	LCC	86409	05-26-1994	Q	I	231,500	00		1010	654,200		1010	415,600			
BEGGS WILLIAM E JR	L82678	0	03-16-1992	Q	I	200,000	00		1010	35,000		1010	35,000			
Total								1,053,000		Total		754,900		Total		745,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										485,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										55,900	
Appraised Land Value (Bldg)										609,500	
Special Land Value										0	
Total Appraised Parcel Value										1,151,000	
Valuation Method										C	
Total Appraised Parcel Value										1,151,000	

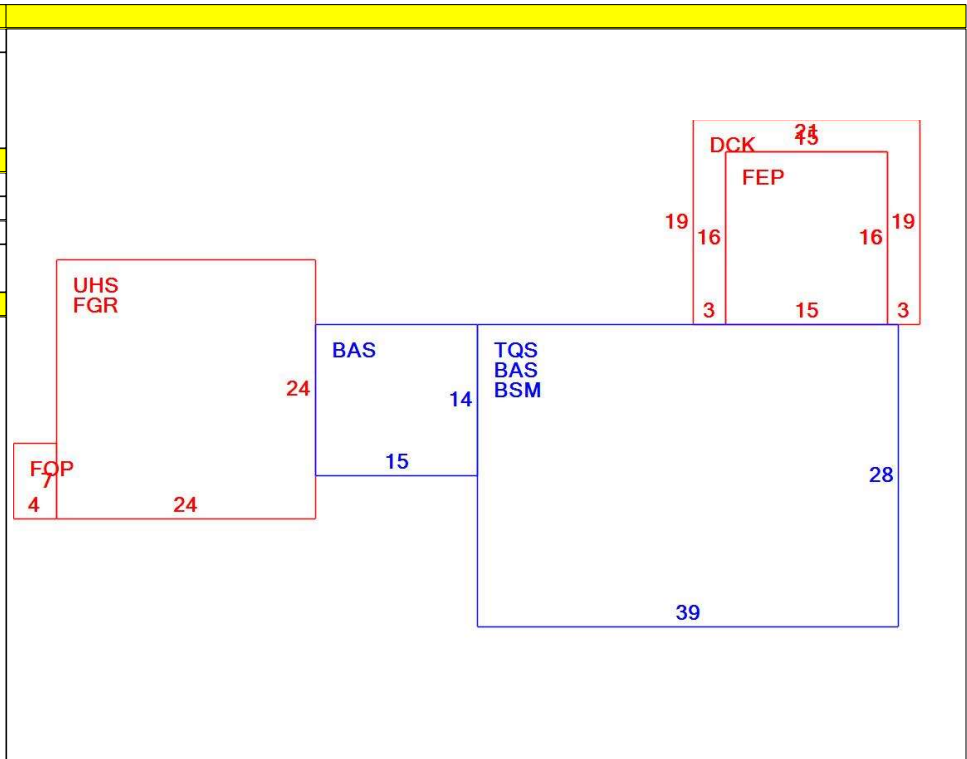
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-20-96	09-10-2020	RM	Remodel	7,000	05-05-2021	100		Bathroom renovation including a	02-27-2019	SJT	9		02	Callback - No Entry
2018-20	09-19-2018	MS	Miscellaneous	4,000		100		10 X 16 UTILITY BLDG	04-12-2013	VGS			20	Field Review
13354	08-03-1994	NC	New Construct	5,000	09-25-1995	100		5X63 DK & ST COMBO	03-12-2008	BSB			01	Measure - No Entry
13237	06-09-1994	AD	Addition	12,000	09-25-1995	100		16X16 SUNR,ENL GAR						
13238	06-08-1994	NC	New Construct	15,000	09-25-1995	100		20X42 ING HTD POOL						
13183	05-16-1994	MN	Maintenance	250	09-25-1995	100		RESHINGLE PART OF RF						

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		V135,TP95	1.2825	602,000	
1	1010	Single Family	RC	Residual	0.160	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	7,500	
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value			609,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	288.00	Full
Stories	1.75				
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	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	280				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1092				

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

COST / MARKET VALUATION			
Net Other Adj		622,492	
Replace Cost		33,785	
Year Built		1962	
Effective Year Built		1995	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		26	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		74	
Cns Sect Rcnld		485,600	
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	756	89.00	1994	A	70	C	1.00	47,100
PTO	Patio	L	800	15.00	1994	A	70	C	1.00	8,400
SHD1	Shed	L	28	21.00	1962	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,302	1,302	1,302	216.37	281,712
BSM	Basement	0	1,092	218	43.19	47,168
DCK	Deck	0	159	16	21.77	3,462
FEP	Finished Enclosed Porch	0	240	144	129.82	31,157
FGR	Garage	0	576	230	86.40	49,765
FOP	Open Porch	0	28	4	30.91	865
TQS	Three Quarter Story	819	1,092	819	162.28	177,206
UHS	Unfinished Half Story	0	576	144	54.09	31,157
Ttl Gross Liv / Lease Area		2,121	5,065	2,877		622,492

