

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRAHAM JOSEPH M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
GRAHAM SARAH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	607,200	607,200
81 ISLAND CREEK RD				0 Medium		RES LAND	1010	472,700	472,700
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	43,200	43,200
DUXBURY MA 02332	Alt Prcl ID	Cyclical 6							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 3143	District							
	Total Acres .988	Res Exem							
	Chapter Lan								
	GIS ID F_871325_2835516	Assoc Pid#							
						Total		1,123,100	1,123,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
GRAHAM JOSEPH M	LCC	109081	05-26-2006	Q	I	705,000	00	Year	Code	Assessed	Year	Code	Assessed		
ARRIGO JOHN C	LCC	87300	06-24-1976	Q	I	299,500	00	2023	1010	456,400	2022	1010	382,900		
									1010	507,300		1010	322,300		
									1010	23,800		1010	23,800		
								Total		987,500	Total		729,000	Total	695,200

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
0060			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	607,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,200
Appraised Land Value (Bldg)	472,700
Special Land Value	0
Total Appraised Parcel Value	1,123,100
Valuation Method	C
Total Appraised Parcel Value	1,123,100

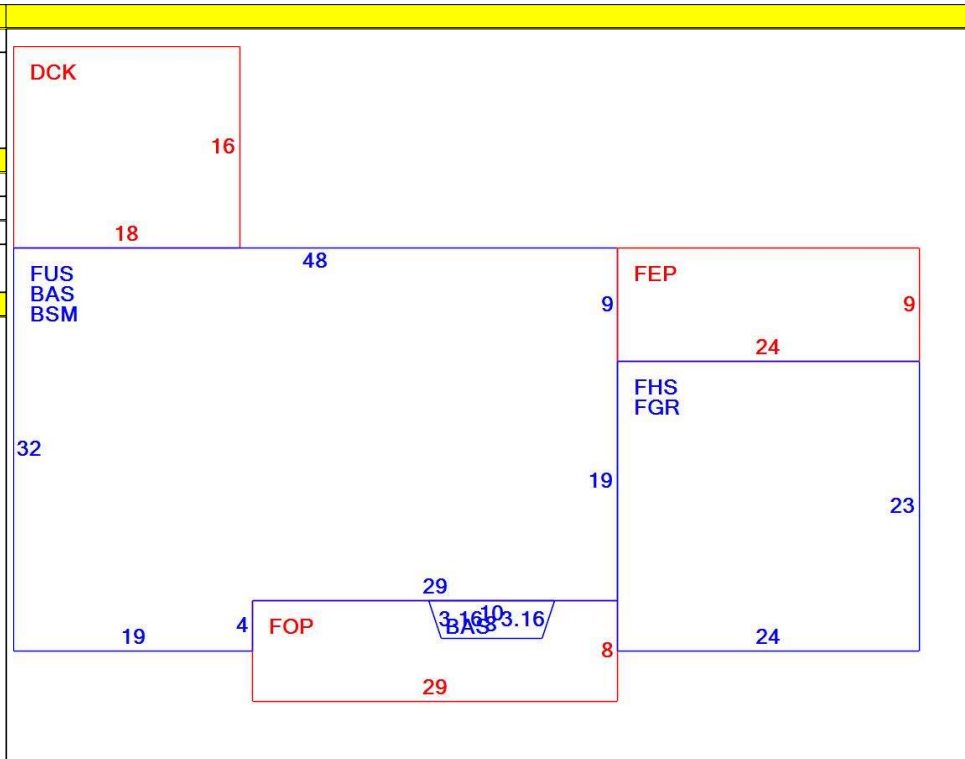
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
43	01-25-2008	NC	New Construct	60,000		100		31.3'DORMER/BDRM/BRM	11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									06-30-2008	K-B		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			11.74	469,400	
1	1010	Single Family	RC	Residual	0.070	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	3,300	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			472,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1420	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	686				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1420				

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

COST / MARKET VALUATION	
	769,954
Net Other Adj	50,533
Replace Cost	820,487
Year Built	1960
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 Rcnd	607,200
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
SPL1	Ing Pool - Ave	L	924	64.00	1980	A	70	C	1.00	41,400
SHD1	Shed	L	120	21.00	1986	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	1,447	1,447	1,447	200.40	289,985
BSM	Basement	0	1,420	284	40.08	56,915
DCK	Deck	0	288	29	20.18	5,812
FEP	Finished Enclosed Porch	0	216	130	120.61	26,053
FGR	Garage	0	552	221	80.23	44,289
FHS	Finished Half Story	276	552	276	100.20	55,312
FOP	Open Porch	0	232	35	30.23	7,014
FUS	Finished Upper Story	1,420	1,420	1,420	200.40	284,574
Ttl Gross Liv / Lease Area		3,143	6,127	3,842		769,954

