

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FARRELL ELIZABETH A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FARRELL STEVEN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	543,900	543,900	
20 FORD ST				0 Light		RES LAND	1010	473,200	473,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	24,500	24,500		
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3785		District								
Total Acres .998		Res Exem								
Chapter Lan										
GIS ID F_871374_2835956		Assoc Pid#								
							Total	1,041,600	1,041,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FARRELL ELIZABETH A		LCC 82816	08-05-1981	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	406,100	2022	1010	338,900	2021	1010	314,300
									1010	507,800		1010	322,700		1010	311,300
									1010	18,800		1010	18,800		1010	18,800
							Total	932,700		Total	680,400		Total	644,400		

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 543,900			
			Total				0.00	Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch					Date	Id	Type	Is	Cd	Purpose/Result
0060									11-04-2020	SJT	10		20	Field Review
								04-12-2013	VGS				20	Field Review
								08-16-1999	CMS		1	00		Measure & Listed
								Total Appraised Parcel Value				1,041,600		
								Valuation Method				C		

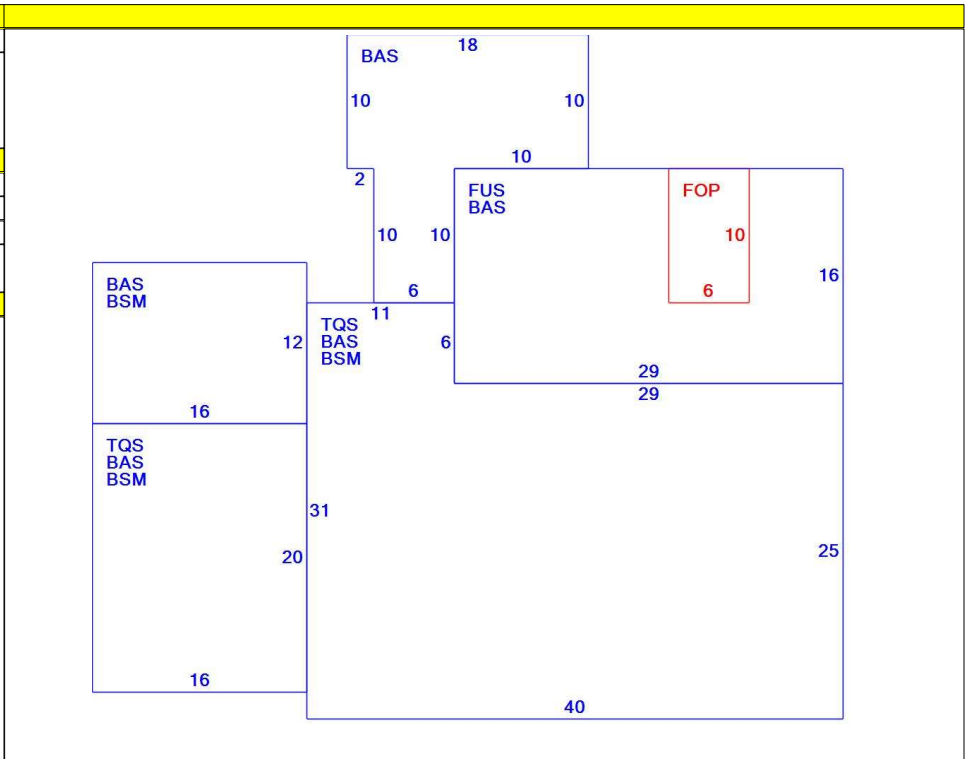
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
424	09-13-2005	MS	Miscellaneous	4,000		100		SHEETROCK,INSULATION	11-04-2020	SJT	10		20	Field Review	
12469	07-28-1992	NC	New Construct	1,000	01-01-1994	100		18 X 22 SHED	04-12-2013	VGS			20	Field Review	
12454	07-16-1992	AD	Addition	57,000	01-01-1994	100		2STY ADDN W/ELL/RENO	08-16-1999	CMS		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	0.080 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1578	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	480				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1578				

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

COST / MARKET VALUATION	
Net Other Adj	733,559
Replace Cost	32,500
Year Built	1970
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	543,900
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
FGR1	Garage - 1 Sto	L	672	52.00	1981	A	70	C	1.00	24,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,282	2,282	2,282	178.44	407,196
BSM	Basement	0	1,578	316	35.73	56,386
FOP	Open Porch	0	60	9	26.77	1,606
FUS	Finished Upper Story	464	464	464	178.44	82,795
TQS	Three Quarter Story	1,040	1,386	1,040	133.89	185,576
Ttl Gross Liv / Lease Area		3,786	5,770	4,111		733,559

