

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BUCHANAN MARY K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BUCHANAN SEAN L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	442,000	442,000
239 EVERGREEN ST		SUPPLEMENTAL DATA			RES LAND	1010	556,700	556,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2393 Total Acres 1.278 Chapter Lan GIS ID F_871418_2836438			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,700	1,700
						Total		1,000,400	1,000,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BUCHANAN SEAN L & MARY K TT		LCC 135228	04-06-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
BUCHANAN MARY K		LCC 124523	12-14-2016	U	I	1	1A	2023	1010	354,300	2022	1010	331,700
BUCHANAN MARY K & SEAN L & BOUDR		LCC 123963	08-23-2016	Q	I	695,000	00		1010	597,500		1010	379,600
HANUS JEROME J TT & HANUS FAMILY		LCC 122132	07-15-2015	U	I	100	1A		1010	1,100		1010	1,100
HANUS JEROME J		LCC 101652	07-17-2002	Q	I	543,000	00	Total		952,900	Total		712,400
								Total		679,500	Total		679,500

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

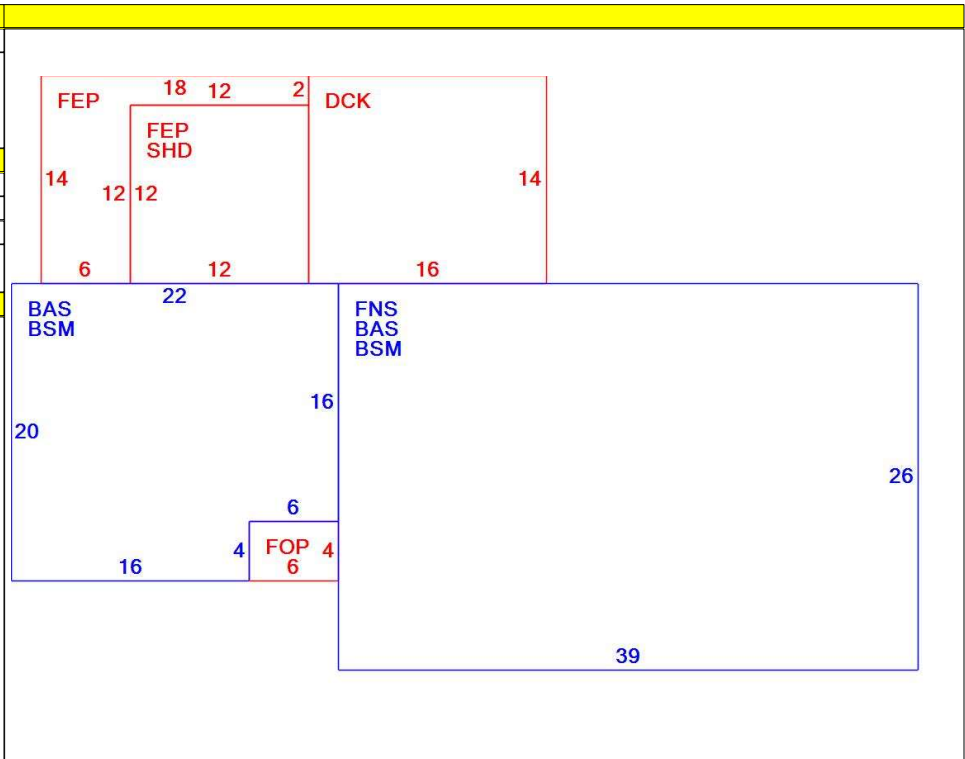
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										442,000			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,700			
Appraised Land Value (Bldg)										556,700			
Special Land Value										0			
Total Appraised Parcel Value										1,000,400			
Valuation Method										C			
Total Appraised Parcel Value										1,000,400			

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
2018-54	04-12-2018	MN	Maintenance	8,500		100		REPLACE WOOD SIDING & 6		06-18-2015	JLF	7	1	00	Measure & Listed
2015-7	06-08-2015	MS	Miscellaneous	3,800	06-18-2015	100		CONSTRUCT A 8 X 12 UTILITY		04-12-2013	VGS			20	Field Review
2014-72	05-09-2014	MN	Maintenance	6,800		100		STRIP & REROOF		09-21-2010	KP		1	00	Measure & Listed
40	03-03-2010	RM	Remodel	7,900		100		BATHROOM							

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			V115	1.1500	13.50	539,800
1	1010	Single Family	RC	Residual	0.360	AC 35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	16,900
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value			556,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1430	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		539,472
Interior Floor 2			Replace Cost		42,120
Heat Fuel	03	Gas	Year Built		581,590
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		442,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	440		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1430		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	96	21.00	2015	G	85	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,430	1,430	1,430	188.89	270,113
BSM	Basement	0	1,430	286	37.78	54,023
DCK	Deck	0	224	22	18.55	4,156
FEP	Finished Enclosed Porch	0	252	151	113.18	28,522
FNS	Finished 90% Story	913	1,014	913	170.08	172,457
FOP	Open Porch	0	24	4	31.48	756
SHD	Attached Shed	0	144	50	65.59	9,445
Ttl Gross Liv / Lease Area		2,343	4,518	2,856		539,472

