

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
THRASHER GEORGE I THRASHER DIANNE E 140 TOBEY GARDEN ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	237,700	237,700
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010	452,200	452,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1818 Total Acres 1.448 Chapter Lan GIS ID F_872101_2835481		District Res Exem Assoc Pid#				RESIDNTL	1010	1,100	1,100
						Total				691,000	691,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THRASHER GEORGE I		LCC 60135	06-16-1978	U	I	63,500	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	180,900	2022	1010	174,400
									1010	485,300		1010	295,200
									1010	700		1010	700
								Total		666,900	Total		470,300
											Total		443,500

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	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	237,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	452,200
Special Land Value	0
Total Appraised Parcel Value	691,000
Valuation Method	C
Total Appraised Parcel Value	691,000

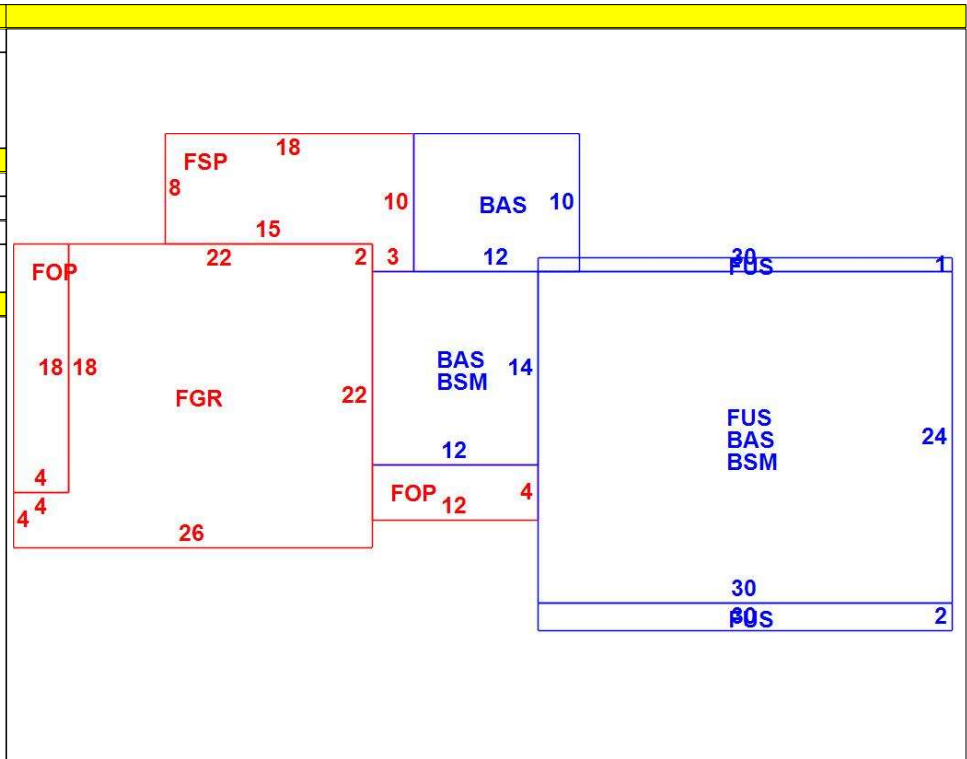
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									09-04-2019	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-03-2009	KP		1	00	Measure & 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		TP95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	5,200
1	1010	Single Family	RC	Undevelop	0.420	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	1,100
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			452,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	888	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	888				

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

COST / MARKET VALUATION			
Net Other Adj		403,270	
Replace Cost		21,275	
Year Built		1963	
Effective Year Built		1982	
Depreciation Code		F	
Remodel Rating			
Year Remodeled			
Depreciation %		39	
Functional Obsol		5	
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		56	
Cns Sect Rcnld		237,700	
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
SHD1	Shed	L	72	21.00	1963	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	179.71	181,148
BSM	Basement	0	888	178	36.02	31,988
FGR	Garage	0	500	200	71.88	35,942
FOP	Open Porch	0	120	18	26.96	3,235
FSP	Screened Porch	0	150	30	35.94	5,391
FUS	Finished Upper Story	810	810	810	179.71	145,566
Ttl Gross Liv / Lease Area		1,818	3,476	2,244		403,270

