

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURPHY TIMOTHY & KRISTEN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
185 TOBEY GARDEN ST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	709,500	709,500	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	469,900	469,900	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2719 Total Acres .928 Chapter Lan GIS ID F_871852_2835012		Cyclical 6 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	74,400	74,400		
							Total	1,253,800	1,253,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MURPHY TIMOTHY & KRISTEN	LCC	134195	07-15-2022	Q	I	950,000	00	Year	Code	Assessed	Year	Code	Assessed	
BARLOW CHRISTOPHER L	LCC	127234	07-31-2018	U	I	699,000	1	2023	1010	514,100	2022	1010	429,500	
BRESLIN GEORGE H JR & BRESLIN MA	LCC	76161	10-26-1987	Q	I	319,900	00		1010	504,300	2021	1010	320,400	
							Total	1,018,400		Total	749,900		Total	722,900

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				

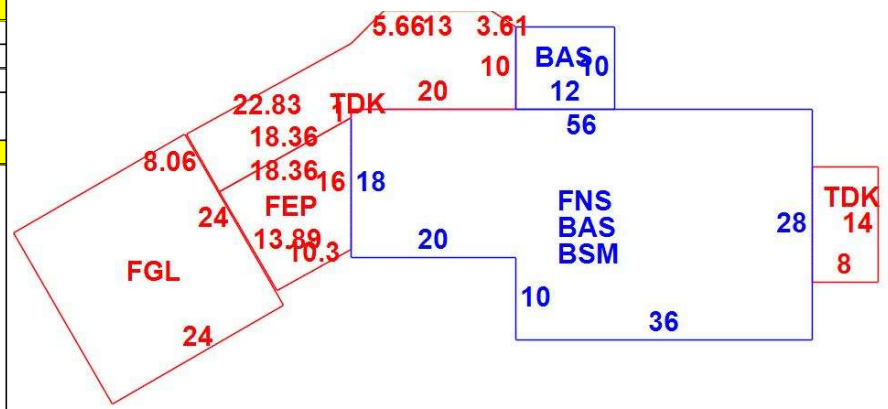
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									709,500
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									74,400
Appraised Land Value (Bldg)									469,900
Special Land Value									0
Total Appraised Parcel Value									1,253,800
Valuation Method									C
Total Appraised Parcel Value									1,253,800

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
BPO-23-65 179 12690	03-01-2023 06-14-2007 02-11-1993	NC MS AD	New Construct Miscellaneous Addition	85,850 2,000 6,000	08-21-2023 09-27-1995	100 100 100		18X28 GUNITE POOL 8X56 STOCKADE FENCE 1STY 10X12 AD 2 KITC			08-21-2023 05-23-2023 02-27-2019 04-12-2013 05-31-1996	SJT SJD SJT VGS BB	5 9 9 20 1		07 01 02 20 00	Measure - Info @ Door Measure - No Entry Callback - No Entry Field Review 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	0.010	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1368	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
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	500				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1368				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Net Other Adj			820,472	
Replace Cost			44,800	
Year Built			865,271	
Effective Year Built			1986	
Depreciation Code			2003	
Remodel Rating			G	
Year Remodeled				
Depreciation %			18	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			82	
Cns Sect Rcnd			709,500	
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	684	64.00	2023	G	85	A	2.00	74,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,488	1,488	1,488	237.68	353,668
BSM	Basement	0	1,368	274	47.61	65,124
FEP	Finished Enclosed Porch	0	200	120	142.61	28,522
FGL	Garage 1 Sty w/Loft	0	576	288	118.84	68,452
FNS	Finished 90% Story	1,231	1,368	1,231	213.88	292,584
TDK	Trex Deck	0	505	51	24.00	12,122
Ttl Gross Liv / Lease Area		2,719	5,505	3,452		820,472



08/21/2023