

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLYNN LAWRENCE P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FLYNN AMY C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	707,000	707,000	
3 SEADRIFT WAY				0 Light		RES LAND	1010	526,600	526,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	32,600	32,600	
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3335		District								
Total Acres .923		Res Exem								
Chapter Lan										
GIS ID F_873182_2834311		Assoc Pid#								
						Total		1,266,200	1,266,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLYNN LAWRENCE P		LCC 122830	12-15-2015	Q	I	778,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MONTGOMERY MATTHEW C & HOLLY S		LCC 119380	07-30-2013	Q	I	740,000	00	2023	1010	539,600	2022	1010	494,400	2021	1010	438,000
DAY J CHRISTOPHER & JENNIFER A TT		LCC 112625	10-28-2008	U	I	1	1F		1010	626,300		1010	482,900		1010	405,200
DAY J CHRISTOPHER		107707 0	07-29-2005	Q	I	831,500	00		1010	18,300		1010	18,300		1010	18,300
KRUGER STEVEN J		LCC 91720	07-15-1997	Q	I	363,000	00									
						Total		1,184,200	Total		995,600	Total		861,500		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
		Total	0.00					

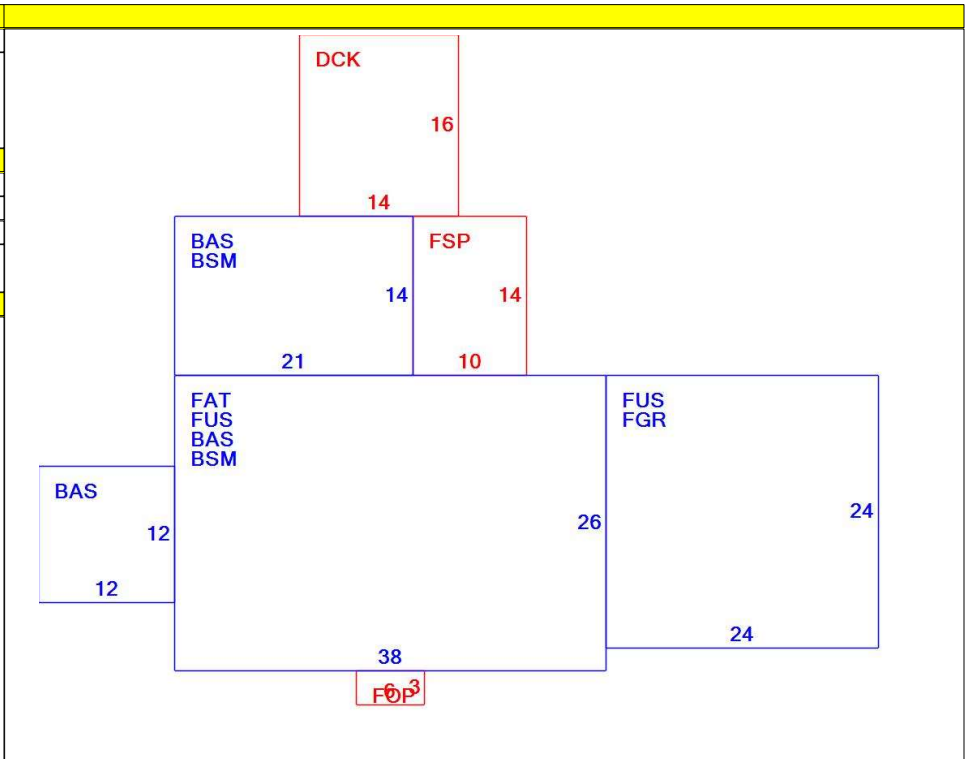
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	707,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	32,600
Appraised Land Value (Bldg)	526,600
Special Land Value	0
Total Appraised Parcel Value	1,266,200
Valuation Method	C
Total Appraised Parcel Value	1,266,200

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-23-283	08-21-2023	RM	Remodel	34,000		0		FINISH 594 SF OF BASEMENT	04-10-2014	SJD	9		01	Measure - No Entry
BPO-23-284	08-07-2023	RM	Remodel	32,600		100		RENOVATE EXISTING MAIN BA	04-12-2013	VGS			20	Field Review
BPO-23-281	08-07-2023	RM	Remodel	17,800		100		REMODEL BATHRM IN SAME F	04-12-2010	K+C		1	00	Measure & Listed
QPO-22-98	05-26-2022	MN	Maintenance	2,888		100	05-26-2022	AIR SEALING/WEATHERIZATIO						
2015-207	09-02-2015	MS	Miscellaneous	5,000		100		WOOD SIDING						
72	11-17-2005	MS	Miscellaneous	15,000		100		REPL 22 WINDOWS						
527	11-16-2005	RM	Remodel	5,000		100		EXISTING 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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.15	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					526,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1282	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		811,022
Heat Fuel	02	Oil	Replace Cost		51,160
Heat Type	05	Hot Water	Year Built		862,182
AC Type	01	None	Effective Year Built		1987
Bedrooms	4		Depreciation Code		2003
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		707,000
Sq Ft Fin Bsmt	595		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1282		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	640	64.00	1999	A	70	C	1.00	28,700
SHD1	Shed	L	120	21.00	1999	A	70	C	1.00	1,800
SHD1	Shed	L	144	21.00	2004	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,426	1,426	1,426	212.03	302,358
BSM	Basement	0	1,282	256	42.34	54,280
DCK	Deck	0	224	22	20.82	4,665
FAT	Finished Attic	296	988	296	63.52	62,761
FGR	Garage	0	576	230	84.67	48,767
FOP	Open Porch	0	18	3	35.34	636
FSP	Screened Porch	0	140	28	42.41	5,937
FUS	Finished Upper Story	1,564	1,564	1,564	212.03	331,618
Ttl Gross Liv / Lease Area		3,286	6,218	3,825		811,022

