

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNOLLY, JEFFREY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LAUREN CONNOLLY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	514,300	514,300	
30 DRIFTWOOD DR		SUPPLEMENTAL DATA			RES LAND	1010	490,100	490,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2146 Total Acres .998 Chapter Lan GIS ID F_872564_2836011			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,000	5,000	
						Total		1,009,400	1,009,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CONNOLLY, JEFFREY		52727 48	05-08-2020	Q	I	742,500	00	Year	Code	Assessed	Year	Code	Assessed	
RYAN DAVID P		16468 0257	08-03-1998	Q	I	370,100	00	2023	1010	394,300	2022	1010	361,900	
									1010	478,800		1010	404,000	
									1010	3,400		1010	3,400	
						Total		876,500	Total		769,300	Total		684,700

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
		Total	0.00											
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			514,300	
0070										Appraised Xf (B) Value (Bldg)			0	
										Appraised Ob (B) Value (Bldg)			5,000	
										Appraised Land Value (Bldg)			490,100	
										Special Land Value			0	
										Total Appraised Parcel Value			1,009,400	
										Valuation Method			C	
										Total Appraised Parcel Value			1,009,400	

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
522	11-10-2005	RM	Remodel	13,000	10-10-2006	100		440 SQ BASEMENT SPAC	05-03-2021	SJD	9		01	Measure - No Entry
									10-06-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-10-2006	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	0070	1.389			12.16	486,200
1	1010	Single Family	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.12	3,900
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			490,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1174	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	1				
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	468				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1174				

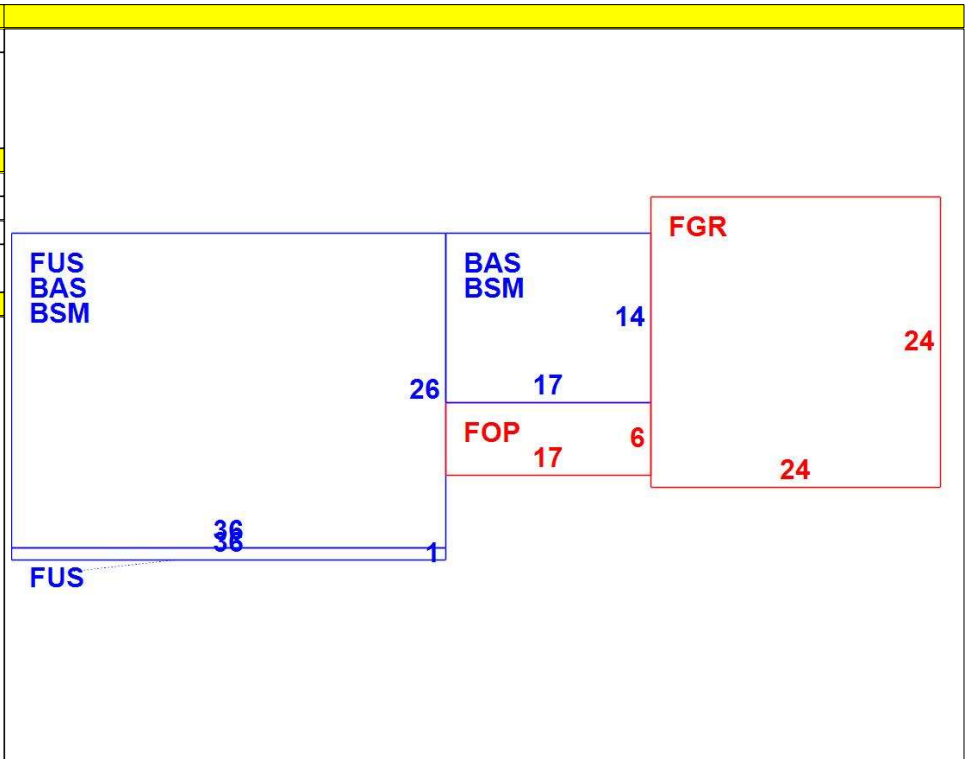
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Net Other Adj	627,046
Replace Cost	49,600
Year Built	676,647
Effective Year Built	1966
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	514,300
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	120	21.00	2020	G	85	C	1.00	2,100
PTO	Patio	L	280	15.00	2010	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,174	1,174	1,174	238.78	280,332
BSM	Basement	0	1,174	235	47.80	56,114
FGR	Garage	0	576	230	95.35	54,920
FOP	Open Porch	0	102	15	35.12	3,582
FUS	Finished Upper Story	972	972	972	238.78	232,098
Ttl Gross Liv / Lease Area		2,146	3,998	2,626		627,046

