

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ADAMSON JAMES P ADAMSON SARAH V 109 EVERGREEN ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	577,500	577,500
		SUPPLEMENTAL DATA		RES LAND		0	Medium	RESIDNTL	1010	488,600	488,600
		Alt Prcl ID		Cyclical 6				RESIDNTL	1010	6,400	6,400
		Scnd Home		Exemption				Total		1,072,500	1,072,500
		Tax Class T		W							
		Tot Fin Area 3383		District							
		Total Acres .968		Res Exem							
		Chapter Lan									
		GIS ID F_872974_2836512		Assoc Pid#							

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ADAMSON JAMES P		53176 36	07-31-2020	U	I	845,000	1	Year	Code	Assessed	Year	Code	Assessed
NIGRO NICHOLAS		47221 0338	07-25-2016	Q	I	650,000	00	2023	1010	518,400	2022	1010	469,500
SUNDERLAND JOEL D II & LINDA		16293 0197	06-12-1998	Q	I	273,500	00		1010	477,400		1010	402,800
									1010	4,300		1010	4,300
								Total		1,000,100	Total		876,600
											Total		764,800

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
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	577,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,400
Appraised Land Value (Bldg)	488,600
Special Land Value	0
Total Appraised Parcel Value	1,072,500
Valuation Method	C
Total Appraised Parcel Value	1,072,500

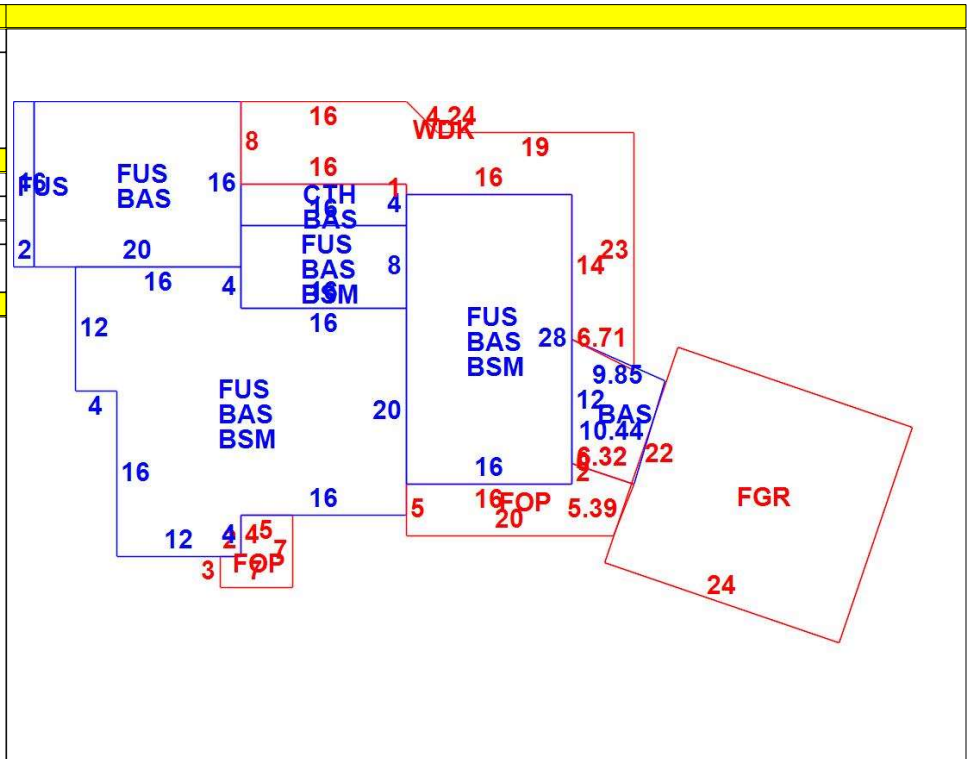
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-299	11-12-2020	MN	Maintenance	10,000	04-13-2021	100		Replace a pier footing and post f REMODEL EXIST DWELL	04-13-2021	SJT	5		20	Field Review
138	04-27-2005	RM	Remodel	125,000	07-17-2006	100			12-14-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									07-17-2006	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		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.050	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.10	2,400
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1208	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	10	Hydro-Air			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	700				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1208				

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

COST / MARKET VALUATION	
Net Other Adj	648,012
Replace Cost	712,971
Year Built	1974
Effective Year Built	2002
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	81
Cns Sect Rcnd	577,500
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
PTO	Patio	L	500	15.00	2010	G	85	C	1.00	6,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,751	1,751	1,751	165.52	289,826
BSM	Basement	0	1,280	256	33.10	42,373
CTH	Cathedral Ceiling	0	64	6	15.52	993
FGR	Garage	0	528	211	66.15	34,925
FOP	Open Porch	0	152	23	25.05	3,807
FUS	Finished Upper Story	1,632	1,632	1,632	165.52	270,129
WDK	Deck	0	358	36	16.64	5,959
Ttl Gross Liv / Lease Area		3,383	5,765	3,915		648,012

