

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CURLEY KYLA D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
CURLEY KEVIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	987,400	987,400	
33 DRIFTWOOD DR		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	490,600	490,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4158 Total Acres 1.009 Chapter Lan GIS ID F_872811_2835888			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	82,600	82,600	
						Total		1,560,600	1,560,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CURLEY KYLA D		51538 64	08-22-2019	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed	
THERRIEN JAMIE ROSE & ROBERT J JR		41094 0167	03-14-2012	U	I	1	1F	2023	1010	788,200	2022	1010	736,800	
THERRIEN ROBERT J JR		13755 0192	08-11-1995	Q	I	314,000	00		1010	479,300		1010	404,400	
VALENTINE JOSEPH W		10549 2390	10-25-1991	Q	I	323,000	00		1010	52,800		1010	52,800	
						Total		1,320,300	Total		1,194,000	Total		1,010,500

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
0070				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			987,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			82,600
Appraised Land Value (Bldg)			490,600
Special Land Value			0
Total Appraised Parcel Value			1,560,600
Valuation Method			C
Total Appraised Parcel Value			1,560,600

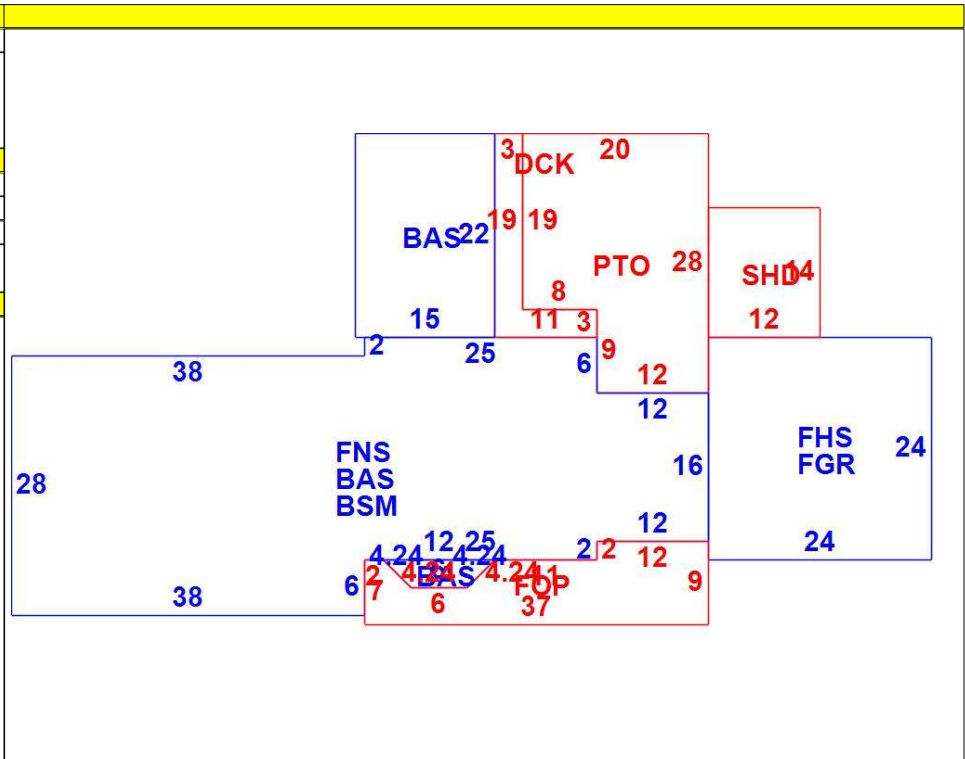
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-141	09-29-2020	BP	Bldg Permit	74,436	04-07-2021	100	10-28-2020	Install a 16x36 sf gunite pool.	05-12-2021	SJT	5		06	Inspection Only
20010347	08-24-2001	RM	Remodel	14,000	07-27-2002	100		FIN SPACE O/GAR	04-07-2021	SJT	5		01	Measure - No Entry
20010091	03-21-2001	AD	Addition	110,000	11-09-2001	100		1ST+GAR+POR+LAUNDRY	10-26-2020	SJT	5		20	Field Review
20010090	03-21-2001	DM	Demolish	2,500		100		GAR	05-11-2020	SJD	9		20	Field Review
									04-12-2013	VGS			20	Field Review
									07-27-2002	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	0.091 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	4,400
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			490,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1856	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	2				
Sq Ft Fin Bsmt	500				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1856				

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

COST / MARKET VALUATION		
Net Other Adj		1,095,989
Replace Cost		65,625
Year Built		1,161,614
Effective Year Built		1962
Depreciation Code		2006
Remodel Rating		E
Year Remodeled		
Depreciation %	15	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	85	
Cns Sect Rcnd	987,400	
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	96	21.00	2001	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	576	89.00	2021	G	85	B	1.50	65,400
GNR	GENERATOR	L	1	12400.00	2016	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,213	2,213	2,213	223.58	494,783
BSM	Basement	0	1,856	371	44.69	82,948
DCK	Deck	0	90	9	22.36	2,012
FGR	Garage	0	576	230	89.28	51,423
FHS	Finished Half Story	288	576	288	111.79	64,391
FNS	Finished 90% Story	1,670	1,856	1,670	201.17	373,379
FOP	Open Porch	0	256	38	33.19	8,496
PTO	Patio	0	488	24	11.00	5,366
SHD	Attached Shed	0	168	59	78.52	13,191
Ttl Gross Liv / Lease Area		4,171	8,079	4,902		1,095,989

