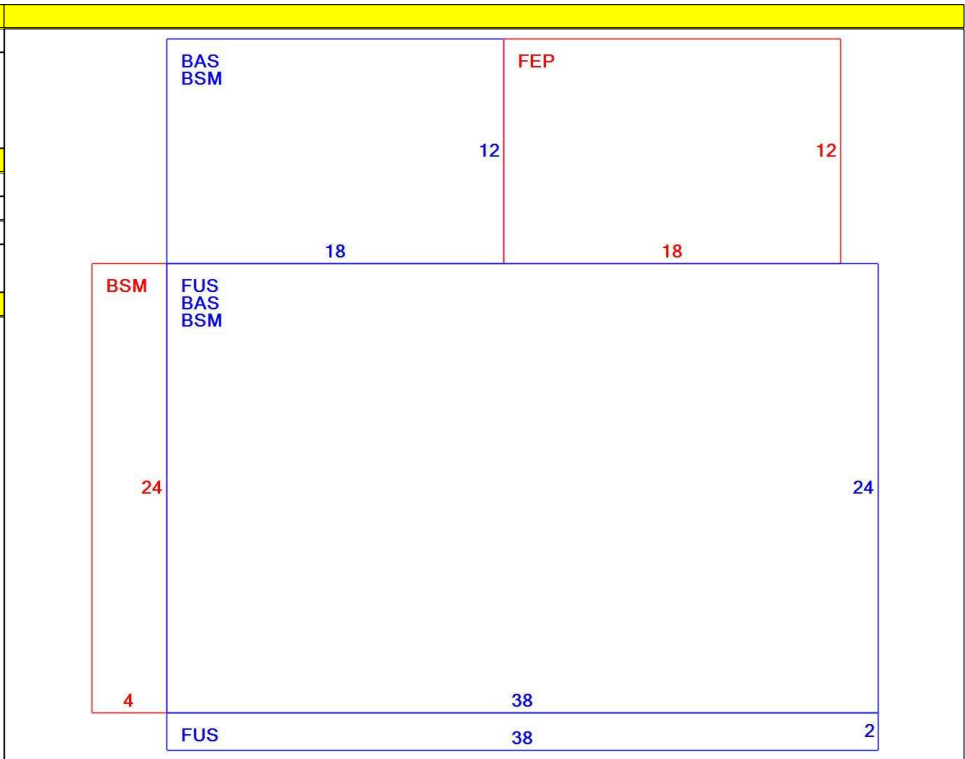


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
GAVIN JOSEPH GAVIN ALESSANDRA 30 TOBEY GARDEN ST				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed						
										RESIDNTL	1010	447,700	447,700	VISION					
										RES LAND	1010	474,100	474,100						
										RESIDNTL	1010	2,400	2,400						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 2116		Total Acres 1.018		Cyclical Exemption W		District Res Exem							
DUXBURY MA 02332		GIS ID F_873801_2835483		Assoc Pid#						Total		924,200	924,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SHWARTZ BENJAMIN M		58136	151	07-28-2023		Q	I	1,075,000		00	Year	Code	Assessed	Year	Code	Assessed			
GAVIN JOSEPH		49933	0329	06-18-2018		Q	I	576,000		00	2023	1010	340,000	2022	1010	310,800			
BULLINGER STEPHEN E		30852	0025	07-01-2005		Q	I	610,000		00		1010	508,800		1010	323,300			
OCONNOR GAIL M		14369	0277	05-17-1996		Q	I	259,000		00		1010	1,600		1010	1,600			
COLBY JOSEPH P		13229	0043	10-28-1994		Q	I	236,000		00	Total		850,400	Total		635,700	Total		593,800
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											
0060																			
NOTES										Appraised Bldg. Value (Card) 447,700									
										Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 2,400									
										Appraised Land Value (Bldg) 474,100									
										Special Land Value 0									
										Total Appraised Parcel Value 924,200									
										Valuation Method C									
										Total Appraised Parcel Value 924,200									
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-20-266	10-20-2020	MN	Maintenance	7,470		100		Replace 1 window		06-24-2020	SJT	5		20	Field Review				
2018-417	11-14-2018	RM	Remodel	17,200		100	11-28-2018	INSTALL ENGINEERED BEAM T		04-12-2013	VGS			20	Field Review				
216	06-06-2002	AD	Addition	3,000	07-26-2003	100		10x16 UTILITY BLDG		07-26-2003	KP		1	00	Measure & Listed				
14666	09-17-1997	AD	Addition		05-08-1998	100		WOODBURN STOVE											
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	0.100 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	4,700			
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			474,100				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1224	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			541,937
Interior Floor 2			Net Other Adj		24,795
Heat Fuel	02	Oil	Replace Cost		566,732
Heat Type	05	Hot Water	Year Built		1976
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		447,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1224		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	160	21.00	2003	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,128	1,128	1,128	217.56	245,405
BSM	Basement	0	1,224	245	43.55	53,302
FEP	Finished Enclosed Porch	0	216	130	130.94	28,283
FUS	Finished Upper Story	988	988	988	217.56	214,947
Ttl Gross Liv / Lease Area		2,116	3,556	2,491		541,937



30 TOBEY GARDEN ST

