

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRIDGES CHRISTOPHER R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
BRIDGES KARYN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	395,900	395,900
31 HERITAGE LN		SUPPLEMENTAL DATA				RES LAND	1010	512,900	512,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2256 Total Acres 1.468 Chapter Lan GIS ID F_874058_2836297				RESIDNTL	1010	2,900	2,900
				Cyclical Exemption W District Res Exem	6				
				Assoc Pid#					
							Total	911,700	911,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRIDGES CHRISTOPHER R		44601 0267	08-04-2014	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCANN WILLIAM & ELIZABETH M		30520 0081	05-13-2005	Q	I	670,000	00	2023	1010	303,500	2022	1010	278,600
									1010	501,100		1010	422,800
									1010	2,000		1010	2,000
							Total	806,600	Total	703,400	Total	650,100	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	395,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	512,900
Special Land Value	0
Total Appraised Parcel Value	911,700
Valuation Method	C
Total Appraised Parcel Value	911,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									

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
19990283	06-23-1999	MN	Maintenance	6,000		100		STRIP & REROOF 12X20 2ND STY/INT RM	10-19-2020	SJT	10		20	Field Review
13513	12-07-1994	NC	New Construct	20,000	09-25-1995	100			10-20-2014	SJD	9	1	00	Measure & Listed
									09-18-2014	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									03-13-2007	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	0.550 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.11	26,700
Total Card Land Units					1.47 AC	Parcel Total Land Area					1.47	Total Land Value			512,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1176	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	04	Electric	Net Other Adj		573,353
Heat Type	07	Radiant-Elec.	Replace Cost		45,240
AC Type	01	None	Year Built		618,593
Bedrooms	4		Effective Year Built		1972
Full Baths	2		Depreciation Code		1985
Half Baths	1		Remodel Rating		F
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		36
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		64
Sq Ft Fin Bsmt	500		Cns Sect Rcnld		395,900
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1176		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	280	15.00	1986	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	1,176	1,176	1,176	210.71	247,800
BSM	Basement	0	1,176	235	42.11	49,518
FEP	Finished Enclosed Porch	0	200	120	126.43	25,286
FHS	Finished Half Story	132	264	132	105.36	27,814
FUS	Finished Upper Story	988	988	988	210.71	208,185
SHD	Attached Shed	0	200	70	73.75	14,750
Ttl Gross Liv / Lease Area		2,296	4,004	2,721		573,353

