

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JONES RICHARD			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
JONES PATRICIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	485,800	485,800
73 HERITAGE LN		SUPPLEMENTAL DATA				RES LAND	1010	520,700	520,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2436 Total Acres 1.628 Chapter Lan GIS ID F_873596_2836599				RESIDNTL	1010	1,700	1,700
				Cyclical Exemption W District Res Exem	6				
				Assoc Pid#					
Total							1,008,200	1,008,200	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JONES RICHARD		55205 298	06-25-2021	Q	I	865,000	00	Year	Code	Assessed	Year	Code	Assessed
GUENTHER MEAGAN L		41334 0002	05-07-2012	Q	I	535,000	00	2023	1010	373,800	2022	1010	343,600
KRAFFT DONALD C & BARBARA M		3824 0303	10-05-1972	U	I	60,000	1		1010	508,700		1010	429,300
									1010	1,200		1010	1,200
Total								883,700	Total	774,100	Total	715,200	

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)	485,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	520,700
Special Land Value	0
Total Appraised Parcel Value	1,008,200
Valuation Method	C
Total Appraised Parcel Value	1,008,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES					
POOL FILLED 6/2015 - JLF VINYL SIDING ON FACE OF EXT ONLY					

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-22-193	05-19-2022	RM	Remodel	60,915		100	09-22-2022	REMODEL KITCHEN & BATH/A	09-27-2019	SJT	10		00	Measure & Listed
13137	04-06-1994	MN	Maintenance	2,000		100		STRIP & REROOF	06-02-2015	JLF			01	Measure - No Entry
12125	11-26-1991	RM	Remodel			100		INSTALL STOVE FAM RM	04-12-2013	VGS			20	Field Review
									03-29-2007	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		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.710	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	34,500
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value			520,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1372	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B 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			585,275
Interior Floor 2			Net Other Adj		53,940
Heat Fuel	03	Gas	Replace Cost		639,216
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		485,800
Sq Ft Fin Bsmt	684		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1372		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	150	21.00	1980	F	55	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,372	1,372	1,372	214.70	294,570
BSM	Basement	0	1,372	274	42.88	58,828
DCK	Deck	0	156	16	22.02	3,435
FUS	Finished Upper Story	1,064	1,064	1,064	214.70	228,442
Ttl Gross Liv / Lease Area		2,436	3,964	2,726		585,275

