

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CANTWELL MICHAEL T & MARY ANN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CANTWELL REALTY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	246,800	246,800	
99 WOODRIDGE RD				0	Medium			RES LAND	1010	226,200	226,200	
DUXBURY MA 02332								RESIDNTL	1010	4,400	4,400	
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		6						<b>VISION</b>
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 1212				District								
Total Acres .23				Res Exem								
Chapter Lan												
GIS ID F_866662_2830162				Assoc Pid#								
									Total	477,400	477,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CANTWELL MICHAEL T & MARY ANNE T	49439	0027	01-25-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CANTWELL MICHAEL T	49354	0101	12-28-2017	U	I	1	1A	2023	1010	189,600	2022	1010	174,100	2021	1010	158,300
CANTWELL MICHAEL T & MARY ANNE T	39473	0269	12-29-2010	U	I	1	1F		1010	233,800		1010	191,300		1010	170,100
CANTWELL MICHAEL T	39473	0250	12-29-2010	U	I	1	1F		1010	2,900		1010	2,900		1010	2,900
CANTWELL MICHAEL & MARYANNE TT	33981	0281	01-17-2007	U	I	100	1F									
									Total	426,300	Total	368,300	Total	331,300		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRaised VALUE SUMMARY											
Appraised Bldg. Value (Card)										246,800	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										4,400	
Appraised Land Value (Bldg)										226,200	
Special Land Value										0	
Total Appraised Parcel Value										477,400	
Valuation Method										C	
Total Appraised Parcel Value										477,400	

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
2018-192	09-13-2018	MS	Miscellaneous	20,000		100		INSTALL VINYL SIDING		08-27-2019	SJT	2		20	Field Review
										04-12-2013	VGS			20	Field Review
										11-06-1999	K+R		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	10,019	SF 26.56	1.00000	5	1.00	0050	1.000		TN85	0.8500	26.56 226,200	
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			226,200

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	576				
Model	01	Residential				Bsmt Type	04				
Grade	05	Ave/Good				Unfin Area	0.00	Full			
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		311,464			
Heat Fuel	03	Gas				Replace Cost		26,650			
Heat Type	05	Hot Water				Year Built		1975			
AC Type	01	None				Effective Year Built		1994			
Bedrooms	3					Depreciation Code		A			
Full Baths	2					Remodel Rating					
Half Baths	0					Year Remodeled					
Extra Fixtures	0					Depreciation %		27			
Total Rooms	6					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		73			
Gas Fireplaces	0					Cns Sect Rcnd		246,800			
Sq Ft Fin Bsmt	300					Dep % Ovr					
FBM Quality	03	Average				Dep Ovr Comment					
Foundation	05	Conc Block				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	576					Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD1	Shed	L	300	21.00	1980	A	70	C	1.00	4,400	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	576	576	576	219.96	126,697					
BSM	Basement	0	588	118	44.14	25,955					
FEP	Finished Enclosed Porch	0	144	86	131.37	18,917					
FUS	Finished Upper Story	636	636	636	219.96	139,895					
Ttl Gross Liv / Lease Area		1,212	1,944	1,416		311,464					

