

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VIVEIROS RYAN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
VIVEIROS COURTNEY		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	379,600	379,600	
69 WOODRIDGE RD								RES LAND	1010	310,600	310,600	
								RESIDNTL	1010	900	900	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 6								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 1708		District		Res Exem						
		Total Acres .48		Chapter Lan								
GIS ID F_867088_2830462		Assoc Pid#										
								Total		691,100	691,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIVEIROS RYAN	56468	283	02-22-2022	U	I	467,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KELLEY RICHARD J JR	49765	0240	05-04-2018	Q	I	499,900	00	2023	1010	287,800	2022	1010	265,100	2021	1010	239,600
TUPE KRISTIN J TT	47010	0215	06-03-2016	U	I	100	1		1010	322,700		1010	271,300		1010	217,600
LONG M CHRISTINE	4275	0476	06-13-1977	U	I	30,000	1		1010	600		1010	600		1010	600
								Total		611,100	Total		537,000	Total		457,800

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
									APPRAISED VALUE SUMMARY									
			Total									Appraised Bldg. Value (Card)		379,600				
											Appraised Xf (B) Value (Bldg)		0					
											Appraised Ob (B) Value (Bldg)		900					
											Appraised Land Value (Bldg)		310,600					
											Special Land Value		0					
											Total Appraised Parcel Value		691,100					
											Valuation Method		C					
											Total Appraised Parcel Value		691,100					

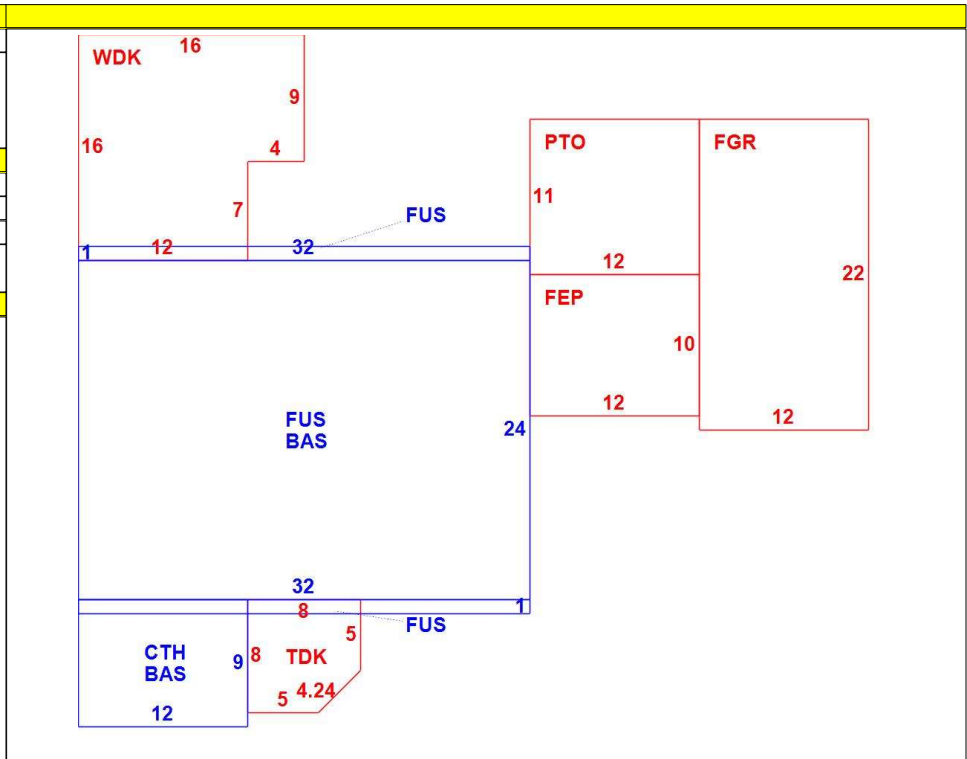
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										04-11-2022	SJD	9		01	Measure - No Entry
										08-27-2019	SJT	2		20	Field Review
										03-20-2018	SJD	9	3	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-06-2008	BSB			01	Measure - No Entry

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	20,909	SF	14.86	1.00000	5	1.00	0050	1.000		1.0000	14.85	310,600
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			310,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	467,851
Replace Cost	18,850
Year Built	486,702
Effective Year Built	1950
Depreciation Code	1999
Remodel Rating	VG
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnld	379,600
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	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	876	876	876	242.03	212,022
CTH	Cathedral Ceiling	0	108	11	24.65	2,662
FEP	Finished Enclosed Porch	0	120	72	145.22	17,426
FGR	Garage	0	264	106	97.18	25,656
FUS	Finished Upper Story	832	832	832	242.03	201,372
PTO	Patio	0	132	7	12.84	1,694
TDK	Trex Deck	0	60	6	24.20	1,452
WDK	Deck	0	228	23	24.42	5,567
Ttl Gross Liv / Lease Area		1,708	2,620	1,933		467,851

