

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AYERS GEORGE O			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
AYERS JENNIFER			0 Septic	0 Paved	0 Average	RESIDNTL	1010	284,600	284,600	
77 WOODRIDGE RD				0 Medium		RES LAND	1010	310,600	310,600	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		6	RESIDNTL	1010	59,100	38,100	VISION
		Scnd Home Tax Class T	District Res Exem							
		Tot Fin Area 1572	Assoc Pid#							
		Total Acres .48								
		Chapter Lan								
		GIS ID F_867018_2830387								
							Total	654,300	633,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
AYERS GEORGE O		14923 0257	01-22-1997	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
GRIFFIN ROBERT W		6370 0143	09-23-1993	Q	I	115,750	00	2023	1010	210,500	2022	1010	174,300		
GRIFFIN ROBERT W		6370 0143	10-17-1985	Q	I	105,000	00		1010	322,700		1010	271,300		
									1010	27,800		1010	27,800		
								Total		561,000	Total		473,400	Total	419,300

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)									284,600	
Appraised Xf (B) Value (Bldg)									0	
Appraised Ob (B) Value (Bldg)									59,100	
Appraised Land Value (Bldg)									310,600	
Special Land Value									0	
Total Appraised Parcel Value									654,300	
Valuation Method									C	
Total Appraised Parcel Value									654,300	

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-23-90	03-13-2023	SP	Solar Panels	1,000	08-24-2023	100	08-24-2023	24 SOLAR PANELS		08-24-2023	SJT	5		22	In-Office Reval MLS + GIS
2018-208	06-04-2018	SP	Solar Panels	10,000		100	06-17-2019	INSTALL 20 CANADIAN SOLAR		08-27-2019	SJT	2		20	Field Review
20010279	07-13-2001	NC	New Construct	20,000	08-12-2003	100		DM/P&GAR/NC18X22FRM		04-12-2013	VGS			20	Field Review
19990284	06-23-1999	NC	New Construct	4,200		100		14 X 20 DECK		10-14-2005	KP		1	00	Measure & Listed
14551	07-07-1997	NC	New Construct	21,000	07-20-2000	100		24X36 2 CAR GARAGE							
13235	06-07-1994	AD	Addition	33,000	06-23-1998	100		24X28 SEC ST ADD							
11893	05-29-1992	AD	Addition		06-23-1998	100		28X24 2ND STY ADDN							

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	04	Cape Cod	Bsmt Area	1068	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					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			Net Other Adj		405,893
Heat Fuel	02	Oil	Replace Cost		6,500
Heat Type	04	Forced Air-Duc	Year Built		412,393
AC Type	01	None	Effective Year Built		1950
Bedrooms	3		Depreciation Code		1990
Full Baths	1		Remodel Rating		A
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		284,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1068		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
FGR2	Garage - 1 St	L	864	63.00	1997	A	70	C	1.00	38,100
SLR	Solar Panels	L	20	1050.00	2018	E	100	B	1.50	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,068	1,068	1,068	223.76	238,971
BSM	Basement	0	1,068	214	44.84	47,884
DCK	Deck	0	280	28	22.38	6,265
TQS	Three Quarter Story	504	672	504	167.82	112,773
Ttl Gross Liv / Lease Area		1,572	3,088	1,814		405,893

