

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CRONIN DENISE			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CASO DEBORAH J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	523,300	523,300	
39 WOODRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	330,000	330,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2020 Total Acres .67 Chapter Lan GIS ID F_867425_2830694			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,000	12,000	
						Total		865,300	865,300	VISION

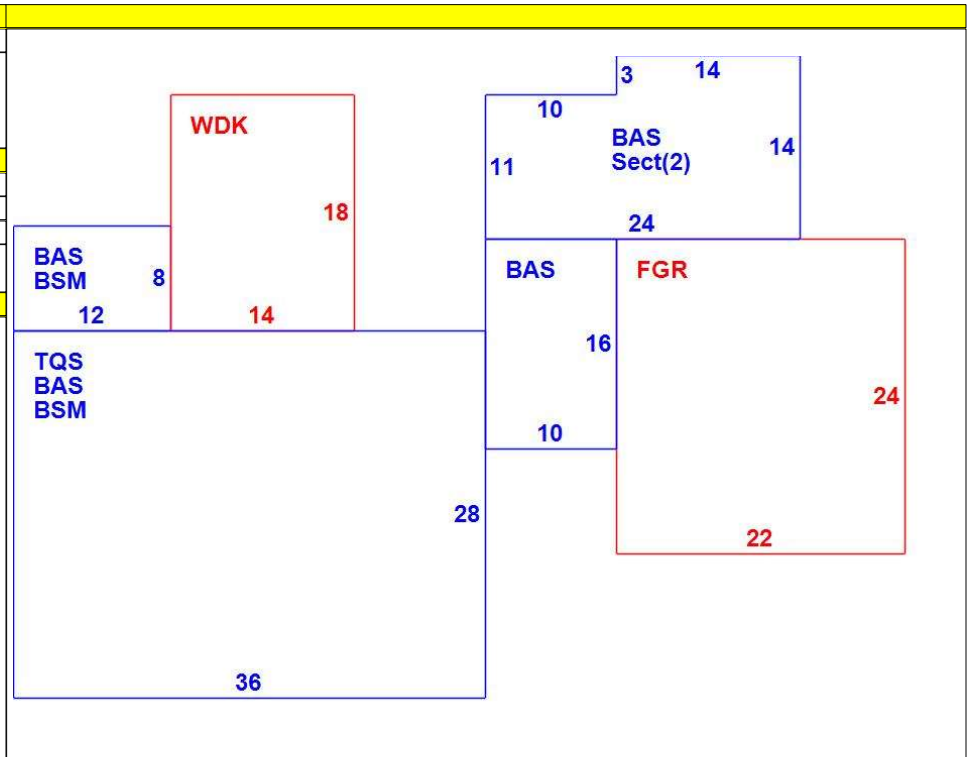
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CRONIN DENISE	46497	0028	01-15-2016	Q	I	502,500	00	Year	Code	Assessed	Year	Code	Assessed			
DUFFY JOHN A TT	41554	0232	06-25-2012	Q	I	479,900	00	2023	1010	390,200	2022	1010	328,600			
WEE JEWON & CARLYN K	27981	0193	04-16-2004	Q	I	510,000	00		1010	343,400		1010	283,700			
BOWDEN REALTY TRUST	20703	0244	10-15-2001	U	I	100	1F		1010	8,700		1010	8,700			
Total								742,300		Total		621,000		Total		565,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00									
ASSESSING NEIGHBORHOOD												
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES												
											Appraised Bldg. Value (Card)	523,300
											Appraised Xf (B) Value (Bldg)	0
											Appraised Ob (B) Value (Bldg)	12,000
											Appraised Land Value (Bldg)	330,000
											Special Land Value	0
											Total Appraised Parcel Value	865,300
											Valuation Method	C
											Total Appraised Parcel Value	865,300

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
BP-19-267	08-21-2019	AD		40,000	02-26-2020	100		CONSTRUCT A 311 SQ FT FAMI 8X12 1 STRY/DK/DORM	02-26-2020	SJT	5		00	Measure & Listed
14200	08-28-1996	AD	Addition	22,000	07-20-1997	100			08-27-2019	SJT	2		20	Field Review
									06-15-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									01-22-2005	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	29,185	SF	11.31	1.00000	5	1.00	0050	1.000		1.0000	11.31	330,000
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			330,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		560,979
Interior Floor 2			Replace Cost		23,635
Heat Fuel	03	Gas	Year Built		1953
Heat Type	05	Hot Water	Effective Year Built		1999
AC Type	03	Central	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		22
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style			Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		78
Extra Openings	0		Cns Sect Rcnld		456,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1104		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	100	21.00	1985	A	70	C	1.00	1,500
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	226.48	286,265
BSM	Basement	0	1,104	221	45.34	50,051
FGR	Garage	0	528	211	90.50	47,786
TQS	Three Quarter Story	756	1,008	756	169.86	171,215
WDK	Deck	0	252	25	22.47	5,662
Ttl Gross Liv / Lease Area		2,020	4,156	2,477		560,979



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39 WOODRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	330,000	330,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2020 Total Acres .67 Chapter Lan GIS ID F_867425_2830694			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,000	12,000
						Total		865,300	865,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
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WEE JEWON & CARLYN K	27981 0193	04-16-2004	Q	I	510,000	00		1010	343,400		1010	283,700
BOWDEN REALTY TRUST	20703 0244	10-15-2001	U	I	100	1F		1010	8,700		1010	8,700
						Total		742,300	Total	621,000	Total	565,300

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

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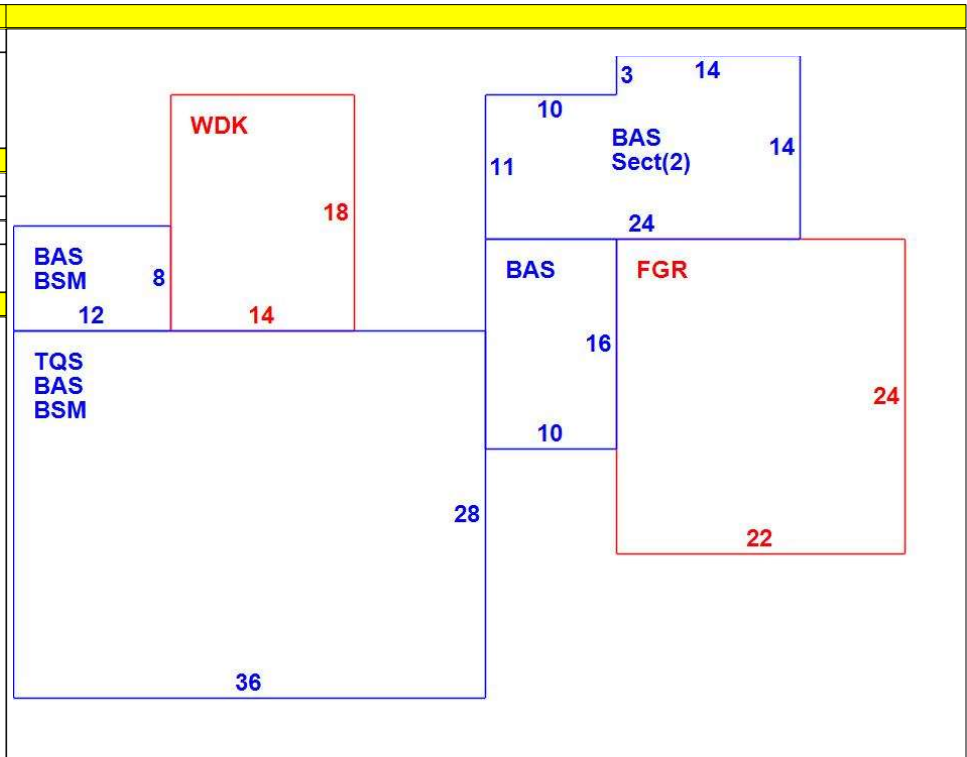
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	523,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,000
Appraised Land Value (Bldg)	330,000
Special Land Value	0
Total Appraised Parcel Value	865,300
Valuation Method	C
Total Appraised Parcel Value	865,300

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Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			330,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
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Stories	1.0				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		67,993
Interior Floor 2			Replace Cost		652,608
Heat Fuel	03	Gas	Year Built		2019
Heat Type	05	Hot Water	Effective Year Built		2020
AC Type	06	Partial	Depreciation Code		VG
Bedrooms			Remodel Rating		
Full Baths			Year Remodeled		
Half Baths			Depreciation %	1	
Extra Fixtures			Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style			Trend Factor	1.000	
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good	99	
Extra Openings	0		Cns Sect Rcnld		67,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	306	306	306	222.20	67,993	
Ttl Gross Liv / Lease Area		306	306	306		67,993	

