

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CRONIN THOMAS			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CRONIN SHARON J			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	159,900	159,900
47 WOODRIDGE RD		SUPPLEMENTAL DATA				RES LAND	1010	350,700	350,700
DUXBURY MA 02332		Alt Prcl ID		Cyclical 6					
		Scnd Home		Exemption 22					
		Tax Class T		W					
		Tot Fin Area 988		District					
		Total Acres .938		Res Exem					
		Chapter Lan							
		GIS ID F_867361_2830608		Assoc Pid#					
							Total	510,600	510,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CRONIN THOMAS		51152 222	05-28-2019	Q	I	428,000	00	Year	Code	Assessed	Year	Code	Assessed
LOCONTE CHRISTOPHER J		37661 0140	08-28-2009	Q	I	315,000	00	2023	1010	174,700	2022	1010	152,100
OCONNOR LAUREN, REGAN CAROLYN		37471 0245	07-09-2009	U	I	100	1A		1010	364,700		1010	300,600
MURPHY MARYANN		18630 0143	06-22-2000	Q	I	237,000	00						
BRUST MICHAEL E		9858 0222	07-20-1990	Q	I	143,000	00						
							Total	539,400	Total	452,700	Total	402,500	

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
2024	22	22 VETERAN	400.00			
Total			400.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

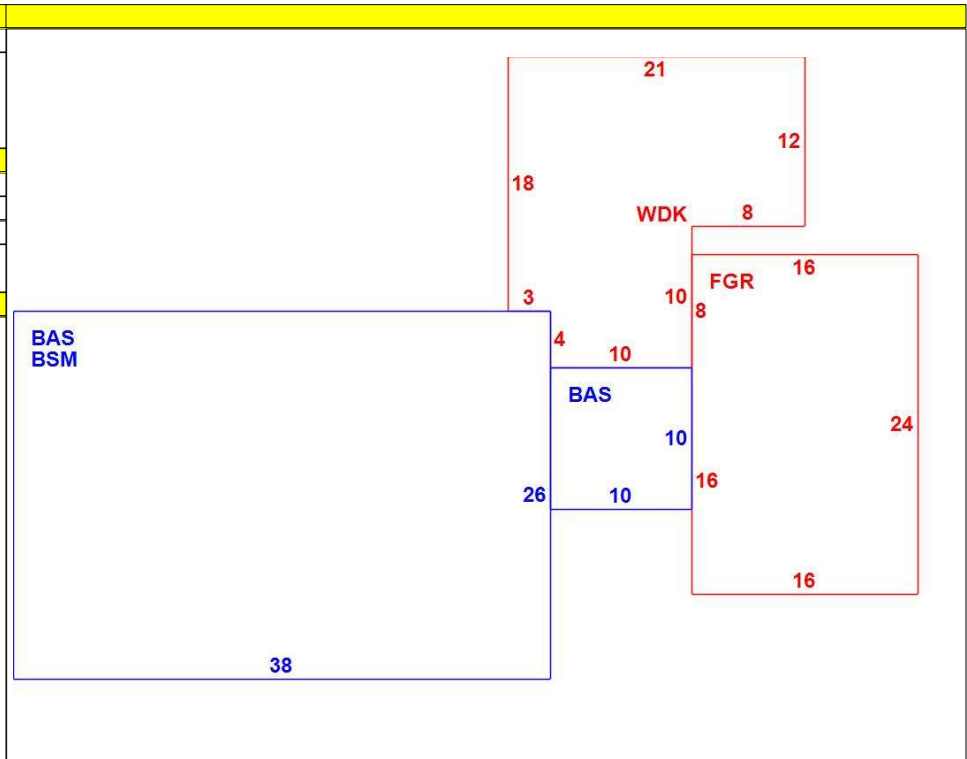
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	159,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	510,600
Valuation Method	C
Total Appraised Parcel Value	510,600

NOTES

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
									08-27-2019	SJT	2		20	Field Review
									06-26-2019	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-18-1999	REC		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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		211,093
Interior Floor 2			Replace Cost		8,000
Heat Fuel	03	Gas	Year Built		219,093
Heat Type	05	Hot Water	Effective Year Built		1954
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		159,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	988		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	1,088	1,088	1,088	142.92	155,497	
BSM	Basement	0	988	198	28.64	28,298	
FGR	Garage	0	384	154	57.32	22,010	
WDK	Deck	0	370	37	14.29	5,288	
Ttl Gross Liv / Lease Area		1,088	2,830	1,477		211,093	

