

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MURPHY PATRICK JOSEPH			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
POWERS KATHRYN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	342,800	342,800
53 WOODRIDGE RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	357,400	357,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1482 Total Acres 1.128 Chapter Lan GIS ID F_867294_2830514			Cyclical 6 Exemption W District Res Exem Assoc Pid#				
						Total	700,200	700,200	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MURPHY PATRICK JOSEPH	28159 0077	05-07-2004	Q	I	427,500	00	Year	Code	Assessed	Year	Code	Assessed
MESSIER CHRISTOPHER J	20302 0039	08-02-2001	Q	I	310,000	00	2023	1010	259,100	2022	1010	218,300
RIDDELL MATTHEW J	17494 0228	05-26-1999	Q	I	232,000	00		1010	371,600		1010	306,300
STINEBISER SARAH	16943 0343	12-16-1998	U	I	1	1F						
STINEBISER MICHAEL	15510 0164	09-29-1997	Q	I	175,000	00	Total	630,700	Total	524,600	Total	473,300

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	342,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	357,400
Special Land Value	0
Total Appraised Parcel Value	700,200
Valuation Method	C
Total Appraised Parcel Value	700,200

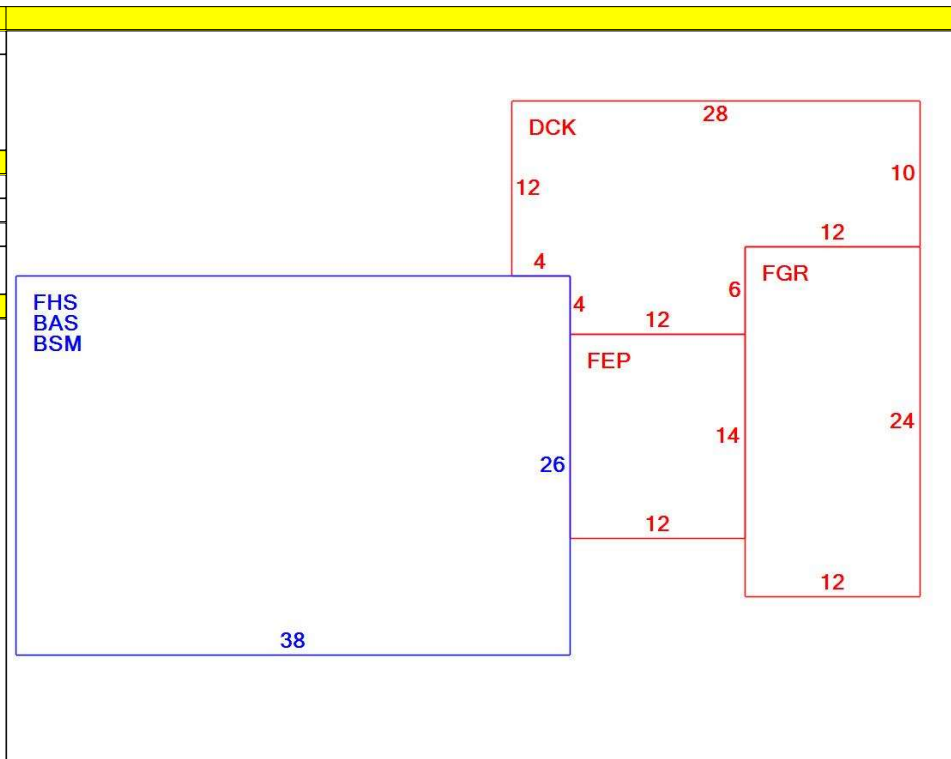
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
272	08-08-2006	MS	Miscellaneous	6,500	02-26-2008	100		12X16 DECK		08-27-2019	SJT	2		20	Field Review
34	02-08-2005	RM	Remodel	12,000		100		FIN BASEMENT/REC RM		04-12-2013	VGS			20	Field Review
										02-26-2008	BSB		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	0.210	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	7,400
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value			357,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	988	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		S
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		427,424
Heat Type	05	Hot Water	Replace Cost		35,815
AC Type	01	None	Year Built		463,239
Bedrooms	4		Effective Year Built		1960
Full Baths	2		Depreciation Code		1995
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		26
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		74
Sq Ft Fin Bsmt	550		Cns Sect Rcnld		342,800
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	988		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	988	988	988	221.23	218,579
BSM	Basement	0	988	198	44.34	43,804
DCK	Deck	0	360	36	22.12	7,964
FEP	Finished Enclosed Porch	0	168	101	133.00	22,345
FGR	Garage	0	288	115	88.34	25,442
FHS	Finished Half Story	494	988	494	110.62	109,290
Ttl Gross Liv / Lease Area		1,482	3,780	1,932		427,424

