

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
DRISCOLL SEAN PATRICK TT		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA				
DRISCOLL JENNIFER LYNN TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,293,400	1,293,400					
727 BAY RD					0	Heavy	RES LAND	1010	1,201,900	1,201,900						
DUXBURY MA 02332								RESIDNTL	1010	55,300	55,300					
SUPPLEMENTAL DATA												VISION				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4523 Total Acres 1.508 Chapter Lan				Cyclical 7 Exemption W District Res Exem				Total					2,550,600	2,550,600		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DRISCOLL SEAN PATRICK TT		LCC 133949	06-01-2022	U	I	1,000,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DRISCOLL SEAN P		LCC 109152	06-09-2006	U	I	930,000	1	2023	1010	822,400	2022	1010	692,300	2021	1010	631,000
STANWOOD WALTER G		LCC 1050590	03-26-2004	U	I	100	1F		1010	1,429,300		1010	1,102,100		1010	828,400
VAUGHAN JOHN P JR TRS		LCC 102890	03-07-2003	U	I	100	1		1010	36,300		1010	36,300		1010	36,300
BAUER REALTY TRUST		LCC 97057	03-07-2000	U	I	100	1	Total		2,288,000	Total		1,830,700	Total		1,495,700

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

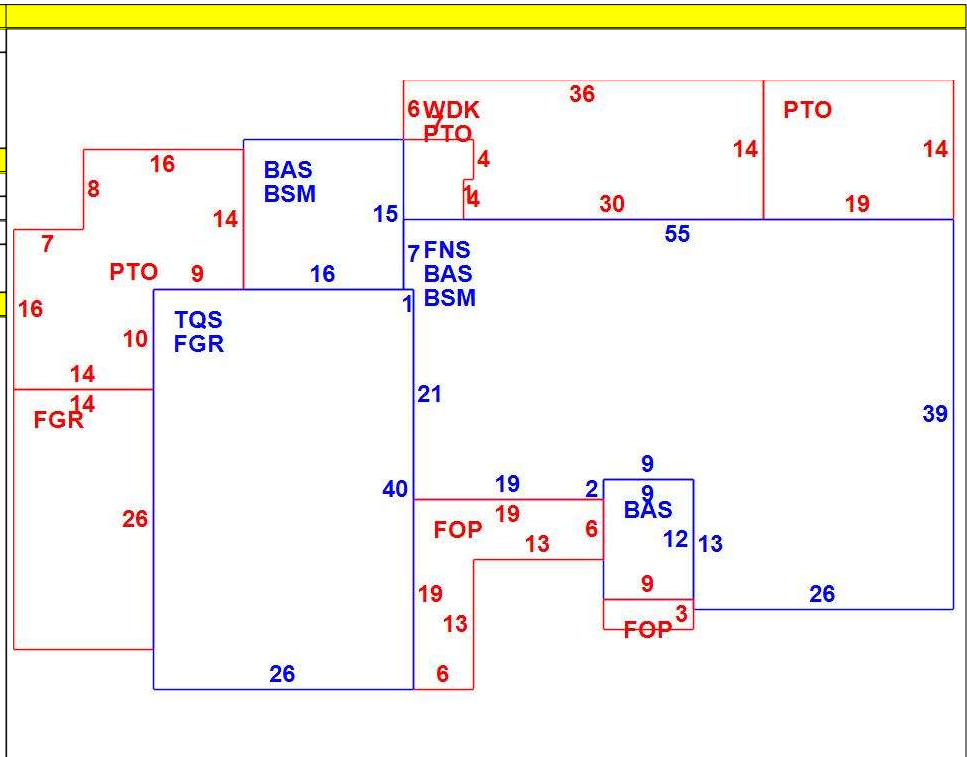
ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Nbhd Name	B			
0080					

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										1,293,400	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										55,300	
Appraised Land Value (Bldg)										1,201,900	
Special Land Value										0	
Total Appraised Parcel Value										2,550,600	
Valuation Method										C	
Total Appraised Parcel Value										2,550,600	

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
2012-327	12-14-2012	AD	Addition	10,000	07-24-2013	100		FOUNDATION TO EXTEND GA		12-06-2019	SJT	10		01	Measure - No Entry
2013-4	01-03-2012	AD	Addition	170,000	05-21-2014	100		CONSTR. GAR EXTENSION TO		07-24-2013	BH			01	Measure - No Entry
151	07-13-2010	RM	Remodel	30,000		100		2 BTHRMS>1HANDICAP		04-12-2013	VGS			20	Field Review
289	09-17-2007	MS	Miscellaneous	59,740	03-31-2008	100		IN-GRD G POOL 20X40		10-03-2011	K/B		1	00	Measure & Listed
231	07-27-2007	DM	Demolish	17,000		100		DECK 14X36							
309	09-01-2006	AD	Addition	140,000		100		1460SQ' 2ND FLR & REMODEL							

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	0080	1.503			V225	2.2500	29.59	1,183,700	
1	1010	Single Family	WP	Residual	0.330	AC 35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.21	17,400	
1	1010	Single Family	WP	Undevelop	0.260	AC 2,000.00	1.00000	0	1.00	0080	1.503				1.0000	0.07	800	
Total Card Land Units					1.51	AC	Parcel Total Land Area					1.51	Total Land Value					1,201,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2033	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	325.00	Partial
Stories	1.85				
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		1,408,790
Interior Floor 2			Replace Cost		112,860
Heat Fuel	03	Gas	Year Built		1,521,650
Heat Type	05	Hot Water	Effective Year Built		1960
AC Type	03	Central	Depreciation Code		2006
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		1,293,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1540		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2033		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
SPL1	Ing Pool - Ave	L	684	64.00	2000	A	70	C	1.00	30,600
PTO	Patio	L	1,307	15.00	2000	A	70	C	1.00	13,700
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,135	2,135	2,135	250.50	534,809
BSM	Basement	0	2,027	405	50.05	101,451
FGR	Garage	0	1,404	562	100.27	140,779
FNS	Finished 90% Story	1,608	1,787	1,608	225.40	402,798
FOP	Open Porch	0	219	33	37.75	8,266
PTO	Patio	0	1,124	56	12.48	14,028
TQS	Three Quarter Story	780	1,040	780	187.87	195,387
WDK	Deck	0	452	45	24.94	11,272
Ttl Gross Liv / Lease Area		4,523	10,188	5,624		1,408,790

