

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AHERN RYAN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
KILDAY ANNIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	336,000	336,000	
231 PARKS ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	331,600	331,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 960 Total Acres .69 Chapter Lan GIS ID F_868810_2830315			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,100	3,100	
						Total		670,700	670,700	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
AHERN RYAN		57556 78	12-29-2022	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed	
WATERMARK LLC		57040 232	07-19-2022	U	I	1,235,000	1V	2023	1010	114,000	2022	1010	94,900	
SMITH LARENCE H		33412 0106	09-26-2006	U	I	10	1A		1010	345,100		1010	285,100	
									1010	2,000		1010	2,000	
						Total		461,100	Total		382,000	Total		332,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			336,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,100
Appraised Land Value (Bldg)			331,600
Special Land Value			0
Total Appraised Parcel Value			670,700
Valuation Method			C
Total Appraised Parcel Value			670,700

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-22-294	08-15-2022	BP	Bldg Permit	59,500	10-24-2022	100	10-24-2022	Replace all windows and exterior	10-04-2022	SJT	10		01	Measure - No Entry
									11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									02-12-2008	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	30,056 SF	11.03	1.00000	5	1.00	0050	1.000		1.0000	11.03	331,600
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value			331,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	768				

**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	208	21.00	1980	A	70	C	1.00	3,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	309.62	237,785
BSM	Basement	0	768	154	62.08	47,681
CTH	Cathedral Ceiling	0	384	38	30.64	11,765
FHS	Finished Half Story	192	384	192	154.81	59,446
FSP	Screened Porch	0	128	26	62.89	8,050
Ttl Gross Liv / Lease Area		960	2,432	1,178		364,727

