

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OCONNOR KIMBERLEY ANN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
640 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,794,300	1,794,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	912,400	912,400	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6584 Total Acres 3.188 Chapter Lan GIS ID F_869821_2829793		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	127,500	127,500		
							Total	2,834,200	2,834,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DIORIO MARK R TT	57703	260	02-28-2023	Q	I	2,900,000	00	Year	Code	Assessed	Year	Code	Assessed		
OCONNOR KIMBERLEY ANN	57238	121	09-15-2022	U	I	1	1	2023	1010	1,358,600	2022	1010	1,240,900		
OCONNOR DANIEL WILLIAM III	46174	0194	10-20-2015	Q	I	1,700,000	00		1010	916,400		1010	777,400		
SICILIA MICHAEL D & FUMAROLA MERE	42717	0030	02-25-2013	U	I	1,450,000	1		1010	65,800		1010	65,800		
MUNSON MICHAEL L & CRYSTAL D	31103	0002	08-09-2005	U	I	1,250,000	1	Total		2,340,800	Total		2,084,100		
								Total		2,340,800	Total		2,084,100	Total	1,773,000

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

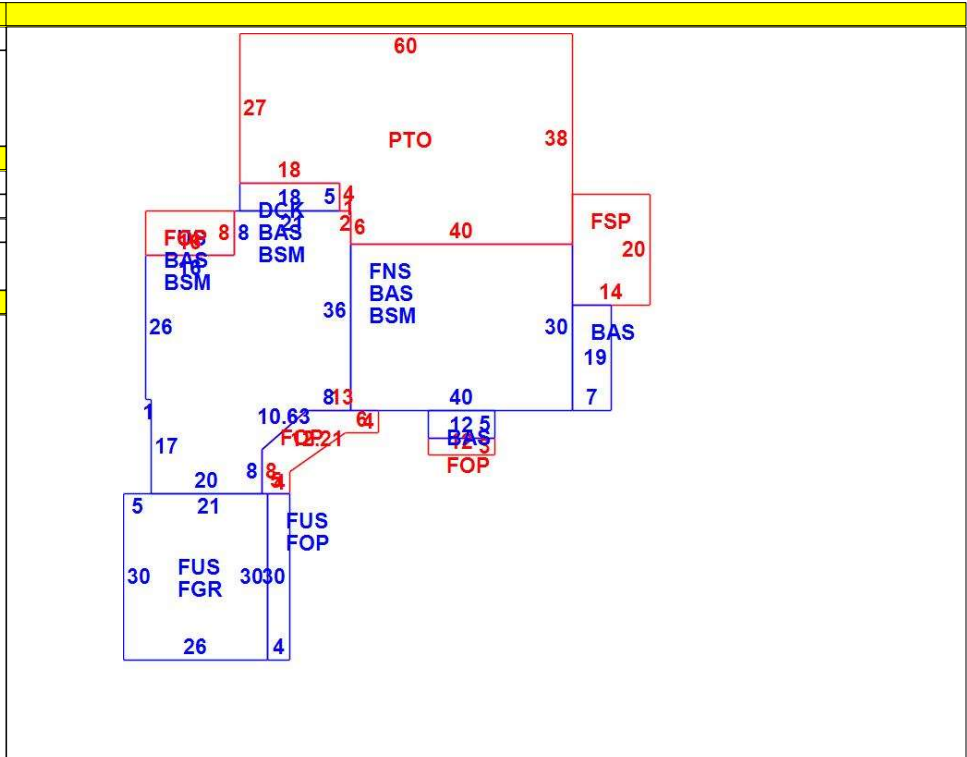
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY												
This signature acknowledges a visit by a Data Collector or Assessor										Appraised Bldg. Value (Card)		1,794,300
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		127,500
										Appraised Land Value (Bldg)		912,400
										Special Land Value		0
										Total Appraised Parcel Value		2,834,200
										Valuation Method		C
										Total Appraised Parcel Value		2,834,200

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
EPO-23-292	06-12-2023	HA	Hvac			100		20RCA KOHLER GENERATOR	06-28-2019	SJT	5		01	Measure - No Entry
BP-19-134	04-30-2019	BP		25,000	06-28-2019	100		CONCRETE POOL	08-06-2018	JLF	5		01	Measure - No Entry
2017-404	11-27-2017	BP	Bldg Permit	50,000	08-06-2018	100		13' X 42' INGRD VINYL POOLA	05-05-2016	SJD	9		01	Measure - No Entry
2013-113	06-20-2013	MN	Maintenance	30,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
444	09-26-2005	AD	Addition	364,000		100		2 STRY ADD/GAR/PRCH	03-28-2013	SJD	0	3	00	Measure & Listed
15259	12-22-1998	MN	Maintenance	6,000		100		STRIP & REROOF	05-01-2009	KP		1	00	Measure & Listed
14669	09-17-1997	RM	Remodel	6,000		100		REMOD 2 BDRMS INTO 1						

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389		V175	1.7500	21.27	850,900
1	1010	Single Family	PD	Residual	2.270	AC 35,000.00	0.55718	5	1.00	0070	1.389			1.0000	0.62	61,500
Total Card Land Units					3.19	AC	Parcel Total Land Area					3.19	Total Land Value			912,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	2806		
Model	01	Residential		Bsmt Type	04		
Grade	11	Prime		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Ownr
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
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		1,989,295	
Interior Floor 2				Replace Cost		73,125	
Heat Fuel	03	Gas		Year Built		1920	
Heat Type	05	Hot Water		Effective Year Built		2008	
AC Type	03	Central		Depreciation Code		R	
Bedrooms	5			Remodel Rating		04	
Full Baths	5			Year Remodeled		2005	
Half Baths	1			Depreciation %		13	
Extra Fixtures	4			Functional Obsol			
Total Rooms	12			External Obsol			
Bath Style	03	Modern		Trend Factor		1.000	
Kitchen Style	03	Modern		Condition			
Extra Kitchens	0			Condition %		87	
Fireplaces	2			Percent Good		87	
Extra Openings	2			Cns Sect Rcnd		1,794,300	
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	2806			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
SPL2	Ing Pool-Good	L	798	89.00	2019	E	100	B	1.50	106,500
GNR	GENERATOR	L	1	12400.00	2023	G	85	C	1.00	10,500
GNR	GENERATOR	L	1	12400.00	2023	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	3,013	3,013	3,013	260.62	785,241
BSM	Basement	0	2,820	564	52.12	146,988
DCK	Deck	0	90	9	26.06	2,346
FGR	Garage	0	780	312	104.25	81,313
FNS	Finished 90% Story	1,080	1,200	1,080	234.56	281,467
FOP	Open Porch	0	430	65	39.40	16,940
FSP	Screened Porch	0	280	56	52.12	14,595
FUS	Finished Upper Story	2,430	2,430	2,430	260.62	633,301
PTO	Patio	0	2,070	104	13.09	27,104
Ttl Gross Liv / Lease Area		6,523	13,113	7,633		1,989,295

