

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUFFY MARY J TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
DUFFY FAMILY REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	525,700	525,700
273 TREMONT ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	496,300	496,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2674 Total Acres 2.178 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	32,900	32,900
GIS ID F_870779_2831967		Assoc Pid#			Total		1,054,900	1,054,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUFFY MARY J TT	33513	0209	10-16-2006	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
DUFFY PAUL	33513	0167	10-16-2006	U	I	1	1F	2023	1010	414,100	2022	1010	382,000
DUFFY MARY J TRS	31296	0247	09-08-2005	U	I	1	1A		1010	532,500		1010	338,700
DUFFY PAUL FRANCIS	31296	0224	09-08-2005	U	I	1	1A		1010	19,700		1010	19,700
DUFFY MARY JANE TRS	29872	0349	01-20-2005	U	I	1	1A	Total		966,300	Total		740,400
								Total		686,500	Total		686,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	525,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	32,900
Appraised Land Value (Bldg)	496,300
Special Land Value	0
Total Appraised Parcel Value	1,054,900
Valuation Method	C
Total Appraised Parcel Value	1,054,900

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-20-356	12-04-2020	MN	Maintenance	11,920		100		Weatherization, insulation & air s	10-23-2019	SJT	10		07	Measure - Info @ Door
338	07-14-2004	RM	Remodel	34,000		100		REMDL 13X32 KITCHEN	04-12-2013	VGS			20	Field Review
20000013	01-18-2000	RM	Remodel	3,000	08-28-2001	100		FINISH BASEMENT	09-29-2005	KP		1	00	Measure & Listed
12835	06-16-1993	RM	Remodel	4,000		100		12FT GLDDR, RPL DECK						

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	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.530	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	24,900	
1	1010	Single Family	WP	Undevelop	0.730	AC 2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	2,000	
Total Card Land Units					2.18	AC	Parcel Total Land Area					2.18	Total Land Value			496,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1762	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	235.00	Partial
Stories	2				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	6				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1500				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1762				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		637,842	
Replace Cost		82,360	
Year Built		1954	
Effective Year Built		1994	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		525,700	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
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
SHD1	Shed	L	112	21.00	1980	A	70	C	1.00	1,600
SPL1	Ing Pool - Ave	L	468	64.00	1980	A	70	C	1.00	21,000
FN2	Fence - Wood	L	248	35.00	1997	A	70	C	1.00	6,100
PTO	Patio	L	400	15.00	1997	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,788	1,788	1,788	200.39	358,297
BSM	Basement	0	1,762	352	40.03	70,537
DCK	Deck	0	220	22	20.04	4,409
FUS	Finished Upper Story	886	886	886	200.39	177,546
PTO	Patio	0	330	17	10.32	3,407
UHS	Unfinished Half Story	0	470	118	50.31	23,646
Ttl Gross Liv / Lease Area		2,674	5,456	3,183		637,842

