

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONANT MARYLOU			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
366 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	454,900	454,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	413,200	413,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1736 Total Acres .46 Chapter Lan GIS ID F_873540_2831585		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,900	1,900		
						Total		870,000	870,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CONANT MARYLOU		47765 0036	11-18-2016	Q	I	570,000	00	Year	Code	Assessed	Year	Code	Assessed	
366 BAY RD LLC		45686 0300	06-19-2015	U	I	300,000	1	2023	1010	344,000	2022	1010	287,300	
PARKER THOMAS & PARKER CAROLA		3382 0371	07-31-1967	U	I	0	1		1010	443,000		1010	288,100	
									1010	1,300		1010	1,300	
						Total		788,300	Total		576,700	Total		554,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			454,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,900
Appraised Land Value (Bldg)			413,200
Special Land Value			0
Total Appraised Parcel Value			870,000
Valuation Method			C
Total Appraised Parcel Value			870,000

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
2015-218 51	07-15-2015 05-20-2009	RM MN	Remodel Maintenance	80,000 2,500	05-06-2015	100 100		REMODEL KITCHEN AND 3 BE STRIP & REROOF	05-06-2016 04-12-2013 02-27-2008	SJD VGS BSB	9		01 20 00	Measure - No Entry Field Review 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	20,038 SF	15.38	1.00000	5	1.00	0060	1.341		1.0000	20.62	413,200
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			413,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	944	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
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	944				

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

COST / MARKET VALUATION	
Net Other Adj	493,331
Replace Cost	23,635
Year Built	1944
Effective Year Built	2009
Depreciation Code	R
Remodel Rating	04
Year Remodeled	2015
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
Cns Sect Rcnld	454,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

TQS BAS BSM	BAS	BAS	TDK
	14	14	14
26	8	12	6
32			

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	128	21.00	2000	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,112	1,112	1,112	255.21	283,799
BSM	Basement	0	944	189	51.10	48,236
TDK	Trex Deck	0	84	8	24.31	2,042
TQS	Three Quarter Story	624	832	624	191.41	159,254
Ttl Gross Liv / Lease Area		1,736	2,972	1,933		493,331

