

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAYO H EDWARD			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MAYO TRACY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	518,500	518,500
97 SOULE AVE				0 Medium		RES LAND	1010	308,100	308,100
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	12,100	12,100
DUXBURY MA 02332	Alt Prcl ID	Cyclical 7							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1459	District							
	Total Acres .46	Res Exem							
	Chapter Lan								
	GIS ID F_872184_2832355	Assoc Pid#							
						Total		838,700	838,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAYO H EDWARD	45480 0054	04-29-2015	U	I	370,000	1S	Year	Code	Assessed	Year	Code	Assessed	
NATHAN PATRICK J & NATHAN NANCY	18005 0034	11-01-1999	Q	I	183,375	00	2023	1010	385,300	2022	1010	286,700	
								1010	320,100		1010	270,100	
								1010	1,100		1010	1,100	
						Total		706,500	Total		557,900	Total	408,700

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
0050				

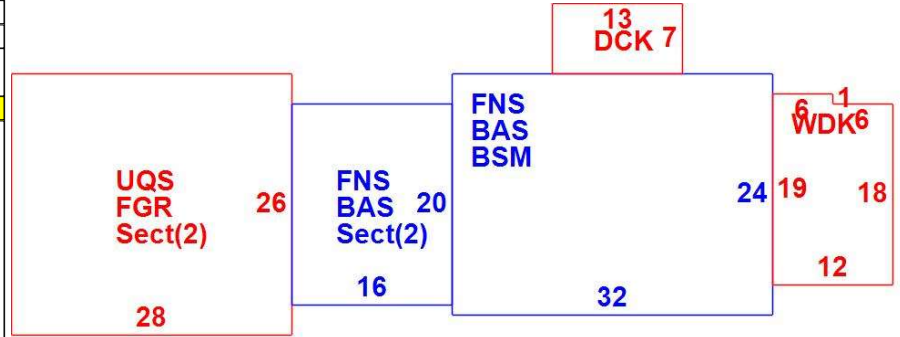
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	518,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,100
Appraised Land Value (Bldg)	308,100
Special Land Value	0
Total Appraised Parcel Value	838,700
Valuation Method	C
Total Appraised Parcel Value	838,700

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-20-33	08-28-2020	BP	Bldg Permit	153,000	05-26-2021	100		Construct a 2 story addition 1st fl	09-27-2021	SJT	5		20	Field Review
435	12-04-2006	AD	Addition	30,000		100		28'SHED DORMER	03-22-2021	SJT	5		20	Field Review
397	11-06-2006	RM	Remodel	30,000		100		INTERIOR DAMAGE/FIRE	01-21-2021	SJT	5		05	Measure - Under Construct
393	10-31-2006	MS	Miscellaneous	9,000		100		TEMP MOBILE HOME	10-19-2020	SJT	5		20	Field Review
19990246	06-03-1999	MN	Maintenance	2,500		100		REPR W WALL OF BSMNT	09-23-2020	SJT	5		20	Field Review
									05-04-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review

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	0050	1.000		1.0000	15.38	308,100
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			308,100

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	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
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				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		323,977	
Replace Cost		18,980	
Year Built		1953	
Effective Year Built		1999	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		22	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		78	
Cns Sect Rcnld		267,500	
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	1990	A	70	C	1.00	1,600
GNR	GENERATOR	L	1	12400.00	2021	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	768	768	768	197.07	151,347
BSM	Basement	0	768	154	39.52	30,348
DCK	Deck	0	91	9	19.49	1,774
FNS	Finished 90% Story	691	768	691	177.31	136,173
WDK	Deck	0	222	22	19.53	4,335
Ttl Gross Liv / Lease Area		1,459	2,617	1,644		323,977



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<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	12,100	12,100
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	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1459	District							
	Total Acres .46	Res Exem							
	Chapter Lan								
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									1010	320,100		1010	270,100		
									1010	1,100		1010	1,100		
								Total		706,500	Total		557,900	Total	408,700

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

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0050				

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393	10-31-2006	MS	Miscellaneous	9,000		100		TEMP MOBILE HOME	10-19-2020	SJT	5		20	Field Review
19990246	06-03-1999	MN	Maintenance	2,500		100		REPR W WALL OF BSMNT	09-23-2020	SJT	5		20	Field Review
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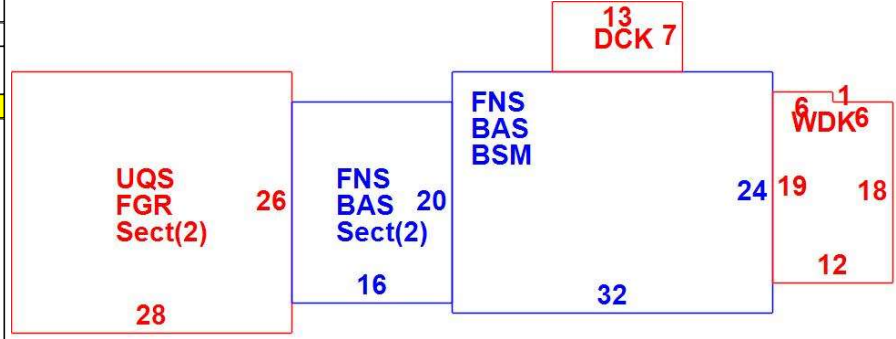
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Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			308,100



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	06	Good	Unfin Area	0.00	Slab
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	1				
Full Baths	0				
Half Baths	0				
Extra Fixtures					
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION		
Net Other Adj	0	256,132
Replace Cost	599,090	
Year Built	2020	
Effective Year Built	2019	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	98	
Cns Sect Rcnd	251,000	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	320	320	320	221.95	71,024
FGR	Garage	0	728	291	88.72	64,588
FNS	Finished 90% Story	288	320	288	199.76	63,922
UQS	Unfin 3/4 Story	0	728	255	77.74	56,598
Ttl Gross Liv / Lease Area		608	2,096	1,154		256,132

