

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
HOMAN BRADLEY P		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
HOMAN SUSAN E		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	435,600	435,600		
4 SPRUCE LN				0	Medium			RES LAND	1010	329,300	329,300		
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>	
Alt Prcl ID				Cyclical 7				RESIDNTL	1010	5,100	5,100		
Scnd Home				Exemption									
Tax Class T				W									
DUXBURY MA 02332		Tot Fin Area 2279		District									
Total Acres .66		Chapter Lan		Res Exem									
GIS ID F_872337_2832588		Assoc Pid#											
									Total	770,000	770,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HOMAN BRADLEY P		16902 0224	12-04-1998	U	I	172,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	325,200	2022	1010	271,300	2021	1010	270,000
									1010	342,500		1010	283,000		1010	231,800
									1010	3,400		1010	3,400		1010	3,400
								Total		671,100	Total		557,700	Total		505,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

NOTES											

  

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
229	07-18-2008	AD	Addition	99,000		100		330'1STY,342'D290'		04-12-2013	VGS			20	Field Review
99	03-22-2002	AD	Addition	100,000	02-08-2003	100		1ST FL AD/AD 2ND STY		06-30-2009	KP		1	08	Measure - Interior Refusal
14730	11-21-1997	MN	Maintenance	4,000		100		REBUILD SUNPRCH							
13893	11-07-1995	MN	Maintenance	7,000	09-03-1997	100		REPR PRCH WALLS & ROF							

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	28,750 SF	11.45	1.00000	5	1.00	0050	1.000		1.0003	11.45	329,300
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value			329,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1464	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			571,907
Interior Floor 2			Net Other Adj		24,795
Heat Fuel	03	Gas	Replace Cost		596,701
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		435,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1464		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	350	21.00	1980	A	70	C	1.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,634	1,634	1,634	229.13	374,397
BSM	Basement	0	1,464	293	45.86	67,135
DCK	Deck	0	144	14	22.28	3,208
FHS	Finished Half Story	372	744	372	114.56	85,236
FOP	Open Porch	0	138	21	34.87	4,812
TQS	Three Quarter Story	162	216	162	171.85	37,119
Ttl Gross Liv / Lease Area		2,168	4,340	2,496		571,907

