

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRODIE GLENN A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BRODIE LINDA K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	928,200	928,200
PO BOX 1618				0 Heavy		RES LAND	1010	2,955,200	2,955,200
		SUPPLEMENTAL DATA				RESIDNTL	1010	29,300	29,300
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3460 Total Acres 3.198 Chapter Lan GIS ID F_874098_2831383		Cyclical 7 Exemption W District W Res Exem Assoc Pid#					
						Total		3,912,700	3,912,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRODIE GLENN A		13770 0149	08-18-1995	U	I	535,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	710,500	2022	1010	651,600	2021	1010	541,600
									1010	2,284,500		1010	1,764,800		1010	1,471,000
									1010	22,700		1010	11,900		1010	11,900
						Total		3,017,700		Total	2,428,300		Total	2,024,500		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00		Appraised Bldg. Value (Card) 928,200			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 29,300			
									Appraised Land Value (Bldg) 2,955,200			
									Special Land Value 0			
									Total Appraised Parcel Value 3,912,700			
									Valuation Method C			
									Total Appraised Parcel Value 3,912,700			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0080			

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-21-377	09-03-2021	NC	New Construct	30,000		100	09-10-2021	NEW 98X4 PIER 6X8 PLATFOR		07-23-2019	SJT	5		30	Quality Control
BP-19-115	04-03-2019	NC		30,000		100	07-22-2019	14' X 15' PORCH AND REMOVE		07-01-2019	SJT	5		20	Field Review
2019-52	02-20-2019	RM	Remodel	50,000		100	07-22-2019	2ND FLR REPLACE 10 WINDO		05-20-2015	JLF	5		09	Total Refusal
2018-442	12-03-2018	RM	Remodel	20,000		100	07-22-2019	REMODEL FINISHED EXISTING		03-28-2014	SJD	0	1	00	Measure & Listed
2014-36	02-07-2014	AD	Addition	120,000	05-20-2015	100		CONVERT EXISTING GAR W/26		04-12-2013	VGS			20	Field Review
13858	10-19-1995	AD	Addition	105,000	05-13-1996	100		ADDIT AND 2ND STORY		03-02-2004	K&D		1	00	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	40,000 SF	8.75	1.00000	5	1.00	0080	1.503	KINGSTON BAY VIEW	W550	5.5000	72.34	2,893,600
1	1010	Single Family	RC	Residual	1.680 AC	35,000.00	0.67619	5	1.00	0080	1.503			1.0000	0.82	59,800
1	1010	Single Family	RC	Undevelop	0.600 AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	1,800
Total Card Land Units					3.20	AC	Parcel Total Land Area					3.20	Total Land Value			2,955,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	529.00	Full
Stories	2.35				
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	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1008				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1008				

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

COST / MARKET VALUATION	
Net Other Adj	1,042,373
Replace Cost	76,000
Year Built	1,118,373
Effective Year Built	1979
Depreciation Code	2004
Remodel Rating	VG
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnld	928,200
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
DCK1	Residential	L	396	58.00	2021	G	85	B	1.50	29,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,410	2,410	2,410	205.23	494,609
BSM	Basement	0	1,512	302	40.99	61,980
DCK	Deck	0	302	30	20.39	6,157
FEP	Finished Enclosed Porch	0	210	126	123.14	25,859
FGR	Garage	0	884	354	82.19	72,652
FOP	Open Porch	0	64	10	32.07	2,052
FUS	Finished Upper Story	1,578	1,578	1,578	205.23	323,856
UAT	Unfinished Attic	0	1,512	227	30.81	46,588
WDK	Deck	0	420	42	20.52	8,620
Ttl Gross Liv / Lease Area		3,988	8,892	5,079		1,042,373

