

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EVANS JILL M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
EVANS JONATHAN C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	400,700	400,700
21 INDIAN TRL				0 Medium		RES LAND	1010	413,400	413,400
			<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	66,200	66,200
DUXBURY MA 02332			Alt Prcl ID	Cyclical	7				
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 1974	District					
			Total Acres .46	Res Exem					
			Chapter Lan						
			GIS ID F_873928_2832311	Assoc Pid#					
							Total	880,300	880,300

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EVANS JILL M		38035 0226	12-16-2009	Q	I	393,500	00	Year	Code	Assessed	Year	Code	Assessed
KITTREDGE JEANNE MARIE TT		36252 0113	08-06-2008	U	I	100	1A	2023	1010	275,900	2022	1010	229,900
MCCARTHY ANNE M		24787 0215	04-14-2003	U	I	10	1F		1010	443,300		1010	288,100
MCCARTHY RLTY TRUST		16405 0018	07-15-1998	U	I	100	1F		1010	38,200		1010	38,200
							Total	757,400	Total	556,200	Total	437,600	

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)	400,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	66,200
Appraised Land Value (Bldg)	413,400
Special Land Value	0
Total Appraised Parcel Value	880,300
Valuation Method	C
Total Appraised Parcel Value	880,300

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-23-8	01-20-2023	MN	Maintenance	56,500	06-29-2023	100		FIN BASEMENT-NOT TO BE US	06-29-2023	SJT	5		06	Inspection Only
BP-20-80	09-16-2020	BP	Bldg Permit	34,000		100		Install a 16x32 inground vinyl line	04-13-2021	SJT	5		01	Measure - No Entry
2018-40	04-02-2018	MN	Maintenance	7,000	06-30-2018	100		REROOF 14 SQUARES	10-26-2020	SJT	5		20	Field Review
384	08-13-2004	MN	Maintenance	40,000		100		F&B WALLS IN BSMNT	04-12-2013	VGS			20	Field Review
									12-07-2009	kp		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	20,094 SF	15.34	1.00000	5	1.00	0060	1.341		1.0000	20.57	413,400
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			413,400

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1414	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
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	Net Other Adj		519,496
Interior Floor 2			Replace Cost		61,263
Heat Fuel	03	Gas	Year Built		1951
Heat Type	04	Forced Air-Duc	Effective Year Built		1990
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		31
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		69
Extra Openings	0		Cns Sect Rcnld		400,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1269		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1414		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
GNR	GENERATOR	L	1	12400.00	2020	G	85	C	1.00	10,500
SPL1	Ing Pool - Ave	L	512	64.00	2021	G	85	A	2.00	55,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,218	1,218	1,218	215.92	262,987
BSM	Basement	0	1,414	283	43.21	61,105
FEP	Finished Enclosed Porch	0	196	118	129.99	25,478
PTO	Patio	0	616	31	10.87	6,693
TQS	Three Quarter Story	756	1,008	756	161.94	163,233
Ttl Gross Liv / Lease Area		1,974	4,452	2,406		519,496

