

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MURRAY THOMAS J & LAURIE A TT MURRAY TRUST 139 WADSWORTH RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	540,700	540,700
				0	Medium			RES LAND	1010	470,200	470,200
SUPPLEMENTAL DATA								RESIDNTL	1010	10,500	10,500
Alt Prcl ID		Cyclical		7							
Scnd Home		Exemption									
Tax Class T		W									
Tot Fin Area 2512		District									
Total Acres .92		Res Exem									
Chapter Lan											
GIS ID F_873376_2833612		Assoc Pid#									
						Total		1,021,400		1,021,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MURRAY THOMAS J & LAURIE A TT	47828	0123	12-02-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
MURRAY THOMAS J & LAURIE A	21701	0251	03-13-2002	U	I	1	1F	2023	1010	386,000	2022	1010	352,500				
MURRAY THOMAS J	13965	0123	11-16-1995	U	I	195,000	1L		1010	504,700	2021	1010	320,700				
TELEPHONE WORKERS COOP BANK	13748	0093	08-08-1995	U	I	226,938	1L										
BAKER JUDITH A	12557	0173	01-03-1994	U	I	1	1F										
Total								890,700		Total		673,200		Total		619,100	

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	540,700		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	10,500		
Appraised Land Value (Bldg)	470,200		
Special Land Value	0		
Total Appraised Parcel Value	1,021,400		
Valuation Method	C		
Total Appraised Parcel Value	1,021,400		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES													
NEW HSE 79 FY88 CHGE													

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-23-113	03-31-2023	AD	Addition	109,500	07-24-2023	45		PLAN BB-016REPLACE SUNRM 9.25'X34.25 FPRCH,E	07-24-2023	SJT	5		05	Measure - Under Construct
179	09-28-2009	NC	New Construct	12,000	08-10-2010	100			04-12-2013	VGS			20	Field Review
									08-10-2010	K+R		4	12	Property Estimated - No Ac

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	40,075	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

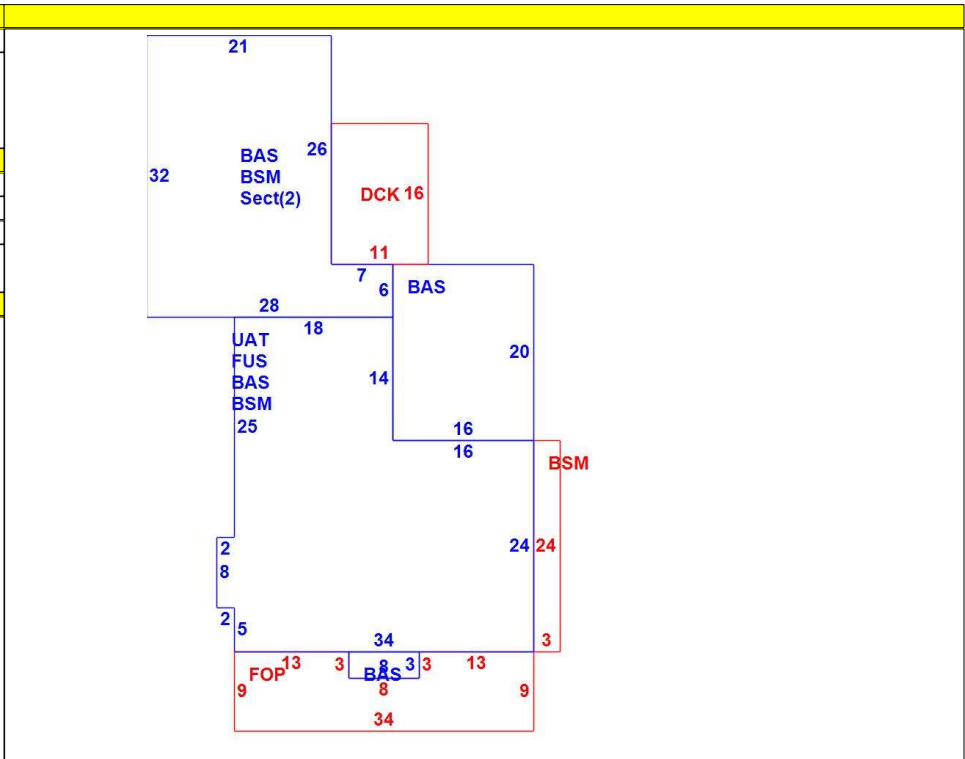
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1516	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	379.00	N/A
Stories	2.35				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		564,380
Heat Type	05	Hot Water	Replace Cost		22,330
AC Type	01	None	Year Built		758,194
Bedrooms	4		Effective Year Built		1979
Full Baths	2		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	9		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		463,500
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1516		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
GNR	GENERATOR	L	1	12400.00	2022	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	1,428	1,428	1,428	190.28	271,725
BSM	Basement	0	1,156	231	38.02	43,955
DCK	Deck	0	176	18	19.46	3,425
FOP	Open Porch	0	282	42	28.34	7,992
FUS	Finished Upper Story	1,084	1,084	1,084	190.28	206,267
UAT	Unfinished Attic	0	1,084	163	28.61	31,016
Ttl Gross Liv / Lease Area		2,512	5,210	2,966		564,380



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SUPPLEMENTAL DATA								RESIDNTL	1010	10,500	10,500
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Tot Fin Area 2512		District									
Total Acres .92		Res Exem									
Chapter Lan											
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BAKER JUDITH A	12557	0173	01-03-1994	U	I	1	1F										
Total								890,700		Total		673,200		Total		619,100	

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

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Nbhd	Nbhd Name	B	Tracing	Batch
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Appraised Ob (B) Value (Bldg)										10,500			
Appraised Land Value (Bldg)										470,200			
Special Land Value										0			
Total Appraised Parcel Value										1,021,400			
Valuation Method										C			
Total Appraised Parcel Value										1,021,400			

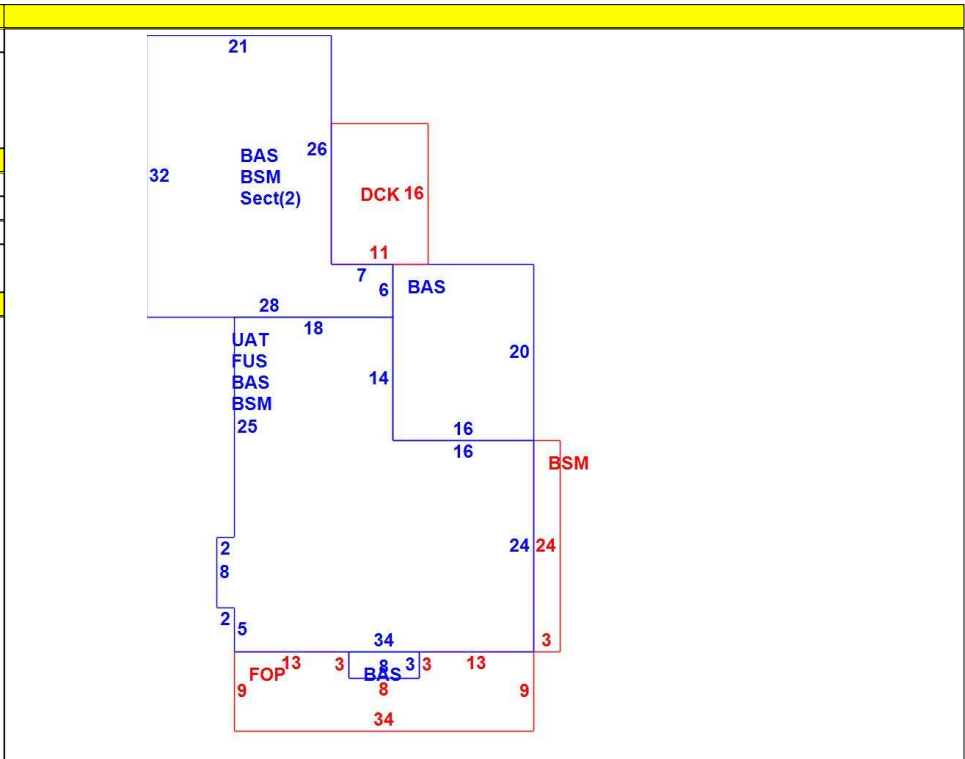
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
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										08-10-2010	K+R		4	12	Property Estimated - No Ac

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Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	714	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area		
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	1				
Bath Style	03	Modern			
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	714				

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

COST / MARKET VALUATION				
Net Other Adj			163,073	
Replace Cost			8,410	
Year Built			758,194	
Effective Year Built			2023	
Depreciation Code			2021	
Remodel Rating			A	
Year Remodeled				
Depreciation %		0		
Functional Obsol				
External Obsol				
Trend Factor			1,000	
Condition			UC	
Condition %			45	
Percent Good			45	
Cns Sect Rcnld			77,200	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	714	714	714	190.28	135,862	
BSM	Basement	0	714	143	38.11	27,211	
Ttl Gross Liv / Lease Area		714	1,428	857		163,073	

