

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
GAITLEY SUSAN M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed									
71 TUSOCK BROOK RD UNIT 71-9			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	594,900	594,900									
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				Alt Prcl ID 082/160.0-0272-0009. Cyclical 6 Scnd Hom Exemption Tax Class T W Tot Fin Are 1732 District Total Acres Res Exem Chapter La GIS ID F_867231_2829298 Assoc Pid#												
						Total		594,900	594,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GAITLEY SUSAN M		51344 248	07-09-2019	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
KNIGHT JOHN W		15420 0228	08-22-1997	Q	I	224,900	00	2023	1020	558,800	2022	1020	437,500	2021	1020	453,100		
		Total						Total		558,800	Total		437,500	Total		453,100		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total				0.00												
ASSESSING NEIGHBORHOOD													<b>APPRAISED VALUE SUMMARY</b>					
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)				594,900		
0001												Appraised Xf (B) Value (Bldg)				0		
												Appraised Ob (B) Value (Bldg)				0		
												Appraised Land Value (Bldg)				0		
												Special Land Value				0		
												Total Appraised Parcel Value				594,900		
												Valuation Method				C		
												Total Appraised Parcel Value				594,900		
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	
BP-20-30	01-31-2020	RM		15,000	06-29-2020	100	03-13-2020	KTICHEN				05-06-2020	SJD	9		20	Field Review	
QP-19-245	10-07-2019	MN		3,000		100	12-10-2019	5 WINDOWS				03-13-2020	SJT	5		20	Field Review	
											07-02-2013	SJD	3		30	Quality Control		
											03-04-2013	kp	0	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000				0.0000		0	0
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value					0	

**VISION**

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	03	Plaster	Parcel Id	8005	C   8005
Interior Wall 2					Owne
Interior Floor 1	14	Carpet		Bay Farm Tussock	B   1   S   1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AC	2 Bedroom AC
Heat Type	04	Forced Air-Duc	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0				95
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	03	Modern	Net Other Adj		665,444
Kitchen Type	4	Full Eat-In	Replace Cost		42,700
Kitchen Func	1		Year Built		708,170
Parking Class	3	Deeded	Effective Year Built		1997
SF Basement	771		Depreciation Code		2005
Bsmt Garage	0		Remodel Rating		A
Fireplaces	1		Year Remodeled		
Part Bedroom	0		Depreciation %		16
FBM Quality	05	Living Area	Functional Obsol		
SF Fin Bsmt	700		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplace	0		Condition		
Parking			Condition %		
AMENITY 1	2	Deck	Percent Good		84
Amenity 2	4	WO Bsmt	Cns Sect Rcnd		594,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,732 sf)
BSM (771 sf)
FGR (609 sf)
WDK (164 sf)

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
BSM	Basement	0	771	154	61.94	47,753
FGR	Garage	0	609	244	124.24	75,661
FUS	Finished Upper Story	1,732	1,732	1,732	310.09	537,069
WDK	Deck	0	164	16	30.25	4,961
Ttl Gross Liv / Lease Area		1,732	3,276	2,146		665,444

