

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PRATT KEITH J & NANCY V TT THE PRATT FAMILY REALTY TRUST 60 TUSOCK BROOK RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description RESIDNTL	Code 1020	Appraised 790,600	Assessed 790,600
		0	No Sewer	0	Paved	0	Average				
		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0025.		Cyclical Exemption W	6				
		Scnd Hom		Tot Fin Are 3206	District Res Exem						
		Tax Class T		Total Acres 0	Assoc Pid#						
		Chapter La		GIS ID F_867594_2829378							
						Total		790,600		790,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRATT KEITH J & NANCY V TT		57103 74	08-04-2022	Q	I	825,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAXWELL DAVID L		56795 111	05-11-2022	U	I	1	1A	2023	1020	674,400	2022	1020	573,800	2021	1020	573,800
MAXWELL DAVID L AND MAXWELL DANGU		51002 127	04-16-2019	U	I	100	1A									
MAXWELL DAVID L		49072 0217	10-20-2017	Q	I	574,900	00									
HINKLEY CLARK J & JANE K TT		47096 0151	06-24-2016	Q	I	550,000	00									
		Total						674,400		Total		573,800		Total		573,800

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
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	790,600
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	790,600
Valuation Method	C
Total Appraised Parcel Value	790,600

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
74	05-29-2009	RM	Remodel	200,000		100		WATER DAMAGE REMODEL	12-01-2022	SJD	9	1	07	Measure - Info @ Door
									12-13-2016	SJD	9	1	06	Inspection Only
									11-14-2016	SJD	9		01	Measure - No Entry
									07-02-2013	SJD	3		30	Quality Control
									07-15-2009	KP		1	01	Measure - No Entry

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

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	07	Very Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8004	C 8004 Owne 17.
Interior Wall 2				Bay Farm Tus Brk 94	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description Factor%
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC 110
Heat Fuel	03	Gas	Condo Unit	1A	1A 100
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central			834,223
CNS Bedrooms	2		Net Other Adj		54,095
Full Baths	2		Replace Cost		888,347
Half Baths	2		Year Built		1994
Extra Fixtures	1		Effective Year Built		2010
Total Rooms	5		Depreciation Code		E
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		11
Kitchen Func	4		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1036		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		89
Part Bedroom	0		Percent Good		
FBM Quality	05	Living Area	Cns Sect Rcnd		790,600
SF Fin Bsmt	820		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2	4	WO Bsmt	Cost to Cure Ovr Comment		

FUS (1,043 sf)
BAS (1,127 sf)
BSM (1,036 sf)
FGR (567 sf)
WDK (196 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	
BAS	First Floor	1,127	1,127	1,127	317.92	358,296	
BSM	Basement	0	1,036	207	63.52	65,810	
FGR	Garage	0	567	227	127.28	72,168	
FUS	Finished Upper Story	1,043	1,043	1,043	317.92	331,591	
WDK	Deck	0	196	20	32.44	6,358	
Ttl Gross Liv / Lease Area		2,170	3,969	2,624		834,223	

