

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MADDEN JOHN F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MADDEN MAUREEN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	475,800	475,800
58 TUSOCK BROOK RD				0 Medium		RESIDNTL	1020	18,200	18,200
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332	Alt Prcl ID	082/160.0-0272-0025.	Cyclical Exemption	6					
	Scnd Hom		W						
	Tax Class	T	District						
	Tot Fin Are	2035	Res Exem						
	Total Acres								
	Chapter La								
	GIS ID	F_867594_2829378	Assoc Pid#						
						Total		494,000	494,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MADDEN JOHN F		13261 0166	11-15-1994	Q	I	199,900	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1020	420,900	2022	1020	357,500
									1020	14,000		1020	14,000
								Total		434,900	Total		371,500

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) 475,800  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 18,200  
 Appraised Land Value (Bldg) 0  
 Special Land Value 0  
 Total Appraised Parcel Value 494,000  
 Valuation Method C  
 Total Appraised Parcel Value 494,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									

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
QP-19-93	05-02-2019	MN		10,245		100		4 REPLACEMENT WINDOWS	11-03-2020	SJT	10		20	Field Review
13243	06-10-1994	NC	New Construct	14,400		100		24X24 DETACH GAR	07-01-2013	SJD	3		30	Quality Control
13029	11-24-1993	NC	New Construct		11-30-1995	100			02-27-2013	KP	0	1	00	Measure & Listed
									02-07-2000	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	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	3	Patio
Grade	06	Good	Amenity 3	4	WO Bsmt
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8004	C 8004 Owne 16.
Interior Wall 2				Bay Farm Tus Brk 94	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2	14	Carpet	Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central			
CNS Bedrooms	2				562,608
Full Baths	2		Net Other Adj		32,200
Half Baths	1		Replace Cost		594,812
Extra Fixtures	0		Year Built		1994
Total Rooms	5		Effective Year Built		2001
Bath Style	02	Average	Depreciation Code		A
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	5		Depreciation %		20
Parking Class	3	Deeded	Functional Obsol		
SF Basement	628		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		80
FBM Quality	05	Living Area	Percent Good		
SF Fin Bsmt	500		Cns Sect Rcnd		475,800
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2	3	Patio	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (766 sf)
BAS (799 sf)
BSM (628 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
FGR1	Garage - 1 Sto	L	499	52.00	1994	A	70	C	1.00	18,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	799	799	799	328.82	262,726	
BSM	Basement	0	628	126	65.97	41,431	
FUS	Finished Upper Story	766	766	766	328.82	251,875	
WDK	Deck	0	196	20	33.55	6,576	
Ttl Gross Liv / Lease Area		1,565	2,389	1,711		562,608	

