

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DROSDIK PHILIP J TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DROSDIK FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	378,100	378,100
35 BAY FARM RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1020	9,800	9,800	
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0033.	Cyclical Exemption W		6				
		Tax Class T	District Res Exem						
		Tot Fin Are 937	Assoc Pid#						
		Total Acres							
		Chapter La							
		GIS ID F_867415_2829683							
						Total		387,900	387,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DROSDIK PHILIP J TT	51142	112	05-23-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
DROSDIK PHILIP TT	47296	0178	08-09-2016	Q	I	280,000	00	2023	1020	336,900	2022	1020	301,400			
MCNEIL PETER TT	46292	0298	11-20-2015	U	I	1	1A		1020	7,500		1020	7,500			
BARCLAY NORE E & MURPHY FRANCES M	44236	0077	04-16-2014	U	I	100	1A									
BARCLAY NORA E	42213	0096	11-08-2012	Q	I	260,000	00									
								Total		344,400	Total		308,900	Total		289,300

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

  

NOTES	
This signature acknowledges a visit by a Data Collector or Assessor	

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	378,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	9,800
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	387,900
Valuation Method	C
Total Appraised Parcel Value	387,900

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
									06-01-2017	SJD	9		12	Property Estimated - No Ac
									06-19-2013	SJD	3		30	Quality Control
									04-03-2013	SJD	9	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	3	Patio
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8002	C   8002
Interior Wall 2				Own	
Interior Floor 1	12	Hardwood		Bay Farm Garden	B   1   S   1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AI	2 Bedroom AI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		432,925
Extra Fixtures	1		Replace Cost		11,900
Total Rooms	5		Year Built		444,827
Bath Style	02	Average	Effective Year Built		1990
Kitchen Style	02	Average	Depreciation Code		2006
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	3		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		15
SF Basement	0		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		378,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	3	Patio	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS  
(937 sf)

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PTO  
(60 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	268	52.00	1990	A	70	C	1.00	9,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	937	937	937	460.56	431,543
PTO	Patio	0	60	3	23.03	1,382
Ttl Gross Liv / Lease Area		937	997	940		432,925

