

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
HADLEY DAWN UTZ TT				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed						
HADLEY WARREN W TT				0 No Sewer		0 Paved		0 Average		RESIDNTL	1020	518,500	518,500						
39 BAY FARM RD						0 Medium				RESIDNTL	1020	10,200	10,200						
SUPPLEMENTAL DATA														VISION					
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0033.		Cyclical Exemption W		6													
		Scnd Hom		District Res Exem															
		Tax Class T		Assoc Pid#															
		Tot Fin Are 1280																	
		Total Acres																	
		Chapter La																	
		GIS ID F_867415_2829683								Total		528,700	528,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
HADLEY DAWN UTZ TT				56947 166		06-23-2022		Q I		550,000 00				Year	Code	Assessed	Year	Code	Assessed
HOWELL GREG J				50045 0097		07-16-2018		Q I		428,000 00				2023	1020	462,100	2022	1020	413,600
SCAFFIDI MARIANNE FRANCES				48628 0066		07-03-2017		Q I		405,000 00					1020	7,800		1020	7,800
CHENEY REALTY LLC				46400 0102		12-18-2015		U I		335,000 1									
KIRBY ARTHUR G JR & MARY LOUISE				16468 0103		08-03-1998		Q I		176,000 00									
				Total								Total		469,900	Total	421,400	Total	418,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
								APPRAISED VALUE SUMMARY											
Total				0.00															
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg) 0							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 10,200									
0001										Appraised Land Value (Bldg) 0									
NOTES												Special Land Value 0							
												Total Appraised Parcel Value 528,700							
												Valuation Method C							
												Total Appraised Parcel Value 528,700							
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		
2015-433	12-21-2015	RM	Remodel	45,000	04-28-2016	100	04-15-2016	REMODEL EXISTING KITCH				12-01-2022	SJD	9		01	Measure - No Entry		
												04-28-2016	SJD	9	1	00	Measure & Listed		
												06-19-2013	SJD	3		30	Quality Control		
												01-07-2000	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	3	Patio	
Model	05	Res Condo		Amenity 2			
Grade	07	Very Good		Amenity 3			
Stories	2			CONDO DATA			
Occupancy				Parcel Id	8002	C	8002
Interior Wall 1	05	Drywall			Bay Farm Garden	B	1
Interior Wall 2						S	1
Interior Floor 1	20	Laminate Wood		Adjust Type	Code	Description	Factor%
Interior Floor 2				Condo Flr	B2TI	2 Bedroom TI	118
Heat Fuel	03	Gas		Condo Unit	1A	1A	100
Heat Type	04	Forced Air-Duc		COST / MARKET VALUATION			
AC Type	03	Central					
CNS Bedrooms	2					565,541	
Full Baths	2			Net Other Adj		17,050	
Half Baths	1			Replace Cost		582,595	
Extra Fixtures	1			Year Built		1990	
Total Rooms	5			Effective Year Built		2010	
Bath Style	02	Average		Depreciation Code		E	
Kitchen Style	02	Average		Remodel Rating			
Kitchen Type	4	Full Eat-In		Year Remodeled			
Kitchen Func	5			Depreciation %		11	
Parking Class	3	Deeded		Functional Obsol			
SF Basement	0			External Obsol			
Bsmt Garage	0			Trend Factor		1.000	
Fireplaces	1			Condition			
Part Bedroom	0			Condition %			
FBM Quality				Percent Good		89	
SF Fin Bsmt	0			Cns Sect Rcnd		518,500	
Extra Openings	0			Dep % Ovr			
Gas Fireplace	0			Dep Ovr Comment			
Parking				Misc Imp Ovr			
AMENITY 1	3	Patio		Misc Imp Ovr Comment			
Amenity 2				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

FUS
(651 sf)

BAS
(629 sf)

PTO
(162 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
SHD1	Shed	L	30	21.00	1990	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	629	629	629	439.08	276,184	
FUS	Finished Upper Story	651	651	651	439.08	285,844	
PTO	Patio	0	162	8	21.68	3,513	
Ttl Gross Liv / Lease Area		1,280	1,442	1,288		565,541	

