

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TORREY DOROTHY J TT			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
DOROTHY J TORREY LIVING TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	458,900	458,900	
40 BAY FARM RD					0	Medium			RESIDNTL	1020	10,200	10,200	
SUPPLEMENTAL DATA													
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 1285										
			Total Acres										
			Chapter La										
			GIS ID F_867415_2829683										
										Total	469,100	469,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WYLLIE ELISSA							57970	246	06-01-2023	Q	I	616,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
TORREY DOROTHY J TT							51285	269	06-28-2019	Q	I	390,999	00	2023	1020	408,900	2022	1020	366,000	2021	1020	363,100	
LAROCQUE KATHLEEN C							44191	0021	03-31-2014	Q	I	290,000	00		1020	7,800		1020	7,800		1020	7,800	
FINNINGER REGINA M TT/FINNINGER RLTY							20016	0128	06-15-2001	U	I	100	1F										
FINNINGER REGINA M							19148	0290	12-08-2000	Q	I	269,000	00										
										Total	416,700	Total	373,800	Total	370,900								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES												

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			458,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			10,200
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			469,100
Valuation Method			C
Total Appraised Parcel Value			469,100

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
										05-06-2020	SJD	9		20	Field Review
										04-23-2014	SJD	9	1	00	Measure & Listed
										06-19-2013	SJD	3		30	Quality Control

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	
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	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8002	C 8002
Interior Wall 2					Owne
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	B2TC	2 Bedroom TC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	2				100
Half Baths	1		COST / MARKET VALUATION		
Extra Fixtures	1				512,048
Total Rooms	5		Net Other Adj		15,400
Bath Style	02	Average	Replace Cost		527,462
Kitchen Style	02	Average	Year Built		1990
Kitchen Type	2	Pull-Alcove	Effective Year Built		2008
Kitchen Func	5		Depreciation Code		VG
Parking Class	3	Deeded	Remodel Rating		
SF Basement	0		Year Remodeled		
Bsmt Garage	0		Depreciation %		13
Fireplaces	1		Functional Obsol		
Part Bedroom	0		External Obsol		
FBM Quality			Trend Factor		1.000
SF Fin Bsmt	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplace	0		Percent Good		87
Parking			Cns Sect Rcnd		458,900
AMENITY 1	3	Patio	Dep % Ovr		
Amenity 2			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS
(648 sf)

BAS
(637 sf)

PTO
(180 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	637	637	637	395.71	252,067
FUS	Finished Upper Story	648	648	648	395.71	256,420
PTO	Patio	0	180	9	19.79	3,561
Ttl Gross Liv / Lease Area		1,285	1,465	1,294		512,048

