

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
WILLIAMS DOROTHY A		0	Water	0	Two-Way	0	Average	Description RESIDNTL RESIDNTL		Code 1020 1020		Appraised 377,700 9,800		Assessed 377,700 9,800					
		0	No Sewer	0	Paved	0	Average												
44 BAY FARM RD		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0033.		Cyclical Exemption W		6		<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>									
		DUXBURY MA 02332		Tax Class T		Tot Fin Are 932		District Res Exem											
GIS ID F_867415_2829683		Assoc Pid#		Total		387,500		387,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
ALLEN KELLY ALICE				58075	111	07-06-2023		Q	I	450,000		00	Year	Code	Assessed	Year	Code	Assessed	
WILLIAMS DOROTHY A				18302	0039	02-25-2000		Q	I	170,000		00	2023	1020	336,500	2022	1020	301,100	
QUINN JAMES & REGINA TRUSTEES				17730	0245	08-02-1999		U	I	88,900		1L		1020	7,500		1020	7,500	
QUINN JAMES M				11303	0122	09-30-1992		U	I	62,000		1	Total						
				Total		344,000		Total		308,600		Total		289,000					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int									
				Total		0.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				377,700					
0001										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				387,500			
												Valuation Method				C			
												Total Appraised Parcel Value				387,500			
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				
										11-03-2020	SJT	10		20	Field Review				
										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	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	7	Open Porch
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	B2A1	2 Bedroom AI
Heat Type	04	Forced Air-Duc	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		432,424
Extra Fixtures	1		Replace Cost		11,900
Total Rooms	5		Year Built		444,325
Bath Style	02	Average	Effective Year Built		1990
Kitchen Style	02	Average	Depreciation Code		2006
Kitchen Type	3	One Person	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		377,700
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	7	Open Porch	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	<p><b>FUS</b> (932 sf)</p>
	<p><b>BAL</b> (60 sf)</p>

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
BAL	Balcony	0	60	6	46.10	2,766
FUS	Finished Upper Story	932	932	932	461.01	429,658
Ttl Gross Liv / Lease Area		932	992	938		432,424

