

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BIGGS PETER G SR AND BIGGS CH BIGGS FAMILY LIVING TRUST 57 BAY FARM RD			0	Water	0	Two-Way	0	Average	Description RESIDNTL	Code 1020	Appraised 695,500	Assessed 695,500
			0	No Sewer	0	Paved	0	Average				
DUXBURY MA 02332			SUPPLEMENTAL DATA									
			Alt Prcl ID	082/160.0-0272-0051.		Cyclical Exemption	6					
			Scnd Hom			W						
			Tax Class	T		District						
			Tot Fin Are	2009		Res Exem						
			Total Acres	0		Assoc Pid#						
			Chapter La									
			GIS ID	F_867473_2829998								
									Total	695,500	695,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BIGGS PETER G SR AND BIGGS CHERYL D							52054	290	12-06-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BIGGS PETER G							50093	0288	07-27-2018	Q	I	570,000	00	2023	1020	653,600	2022	1020	555,700	2021	1020	555,700
RUSSELL SUZANNE E							46797	0300	04-12-2016	Q	I	495,000	00									
OCONNELL PAMELA F TRS							29274	0209	10-18-2004	U	I	100	1F									
OCONNELL PAMELA F							20544	0314	09-17-2001	Q	I	499,900	00									
												Total	653,600	Total	555,700	Total	555,700					

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										
0001														
NOTES												Appraised Bldg. Value (Card)		695,500
												Appraised Xf (B) Value (Bldg)		0
												Appraised Ob (B) Value (Bldg)		0
												Appraised Land Value (Bldg)		0
												Special Land Value		0
												Total Appraised Parcel Value		695,500
												Valuation Method		C
												Total Appraised Parcel Value		695,500

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
20000166	05-11-2000	NC	New Construct	154,000	11-16-2001	100		SING FAM TOWN HOUSE		11-17-2020	SJT	10		20	Field Review
										11-14-2016	SJD	9		01	Measure - No Entry
										06-29-2013	SJD	3		30	Quality Control
										11-16-2001	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		
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8003	C 8003
Interior Wall 2			Bay Farm Lk	Tus Brk	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	00	None	Condo Unit	1T	1T
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2				730,693
Full Baths	3		Net Other Adj		50,785
Half Baths	0		Replace Cost		781,496
Extra Fixtures	1		Year Built		2001
Total Rooms	6		Effective Year Built		2010
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	2		Depreciation %		11
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1071		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		89
SF Fin Bsmt	911		Cns Sect Rcnd		695,500
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			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (861 sf)
BAS (1,149 sf)
BSM (1,071 sf)
WDK (192 sf)
FGR (517 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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,149	1,149	1,149	298.24	342,680
BSM	Basement	0	1,071	214	59.59	63,824
FGR	Garage	0	517	207	119.41	61,736
FUS	Finished Upper Story	861	861	861	298.24	256,786
WDK	Deck	0	192	19	29.51	5,667
Ttl Gross Liv / Lease Area		2,010	3,790	2,450		730,693

