

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
Dwyer Marion R & John E TT MARION R DWYER LIVING TRUST 106 TUSSOCK BROOK RD  DUXBURY MA 02332		0	Water	0	Private	0	Average	RESIDENTL 1020		Appraised 830,500		Assessed 830,500						
		0	No Sewer	0	Paved	0	Average											
		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0110.		Cyclical Exemption W								6				
GIS ID F_867164_2828849				Assoc Pid#				Total		830,500		830,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Dwyer Marion R & John E TT				47555 0232	10-04-2016	Q	I	577,500	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
Dupuy Kristine S & John D TT (L/E)				38450 0214	04-23-2010	U	I	100	1A	2023	1020	788,800	2022	1020	615,700	2021	1020	566,800
Dupuy Kristine S				35018 0346	08-30-2007	Q	I	565,000	00	Total		788,800	Total		615,700	Total		566,800
Ryan Judith A				17340 0044	04-09-1999	Q	I	299,900	00	Total		788,800	Total		615,700	Total		566,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY								
Total				0.00									Appraised Bldg. Value (Card)				830,500	
												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				830,500		
												Valuation Method				C		
												Total Appraised Parcel Value				830,500		
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		
EPO-23-445	09-01-2023	EL	Electric			0		INSTALL 12 KW STANDBY G			06-05-2017	SJD	9		06	Inspection Only		
15270	12-30-1998	RM	Remodel	20,000	06-28-2000	100		FIN 850 SQ' IN BSMNT			06-01-2017	SJD	9		01	Measure - No Entry		
15069	08-12-1998	NC	New Construct	128,000	06-28-2000	100		UNIT ON TWO LEVELS			07-02-2013	SJD	3		30	Quality Control		
											02-12-2013	KP	0	1	00	Measure & Listed		
											06-28-2000	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	

**VISION**

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	07	Very Good	Amenity 3		
Stories	3				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8005	C   8005   Owne
Interior Wall 2				Bay Farm Tussock	B   1   S   1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2	14	Carpet	Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			114
CNS Bedrooms	2				105
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		866,913
Extra Fixtures	0		Replace Cost		55,800
Total Rooms	5		Year Built		922,729
Bath Style	02	Average	Effective Year Built		1999
Kitchen Style	02	Average	Depreciation Code		2011
Kitchen Type	4	Full Eat-In	Remodel Rating		E
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		10
SF Basement	1071		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	920		Percent Good		90
Extra Openings	0		Cns Sect Rcnd		830,500
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (861 sf)
BAS (1,149 sf)
BSM (1,071 sf)
FGR (512 sf)
WDK (298 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	352.55	405,077	
BSM	Basement	0	1,071	214	70.44	75,445	
FGR	Garage	0	512	205	141.16	72,272	
FUS	Finished Upper Story	861	861	861	352.55	303,543	
WDK	Deck	0	298	30	35.49	10,576	
Ttl Gross Liv / Lease Area		2,010	3,891	2,459		866,913	

