

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HARADEN PATRICK J			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
112 TUSSOCK BROOK RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	612,900	612,900
DUXBURY MA 02332		SUPPLEMENTAL DATA							
Alt Prcl ID 082/160.0-0272-0110.		Cyclical 6							
Scnd Hom		Exemption 22E							
Tax Class T		W							
Tot Fin Are 1732		District							
Total Acres		Res Exem							
Chapter La									
GIS ID F_867164_2828849		Assoc Pid#							
							Total	612,900	612,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HARADEN PATRICK J		56866 161	05-31-2022	Q	I	593,000	00	Year	Code	Assessed	Year	Code	Assessed
HARRINGTON GEORGE E & ALESANDRA M		40019 0297	06-14-2011	U	I	1	1F	2023	1020	577,800	2022	1020	463,200
							Total	577,800	Total	463,200	Total	463,200	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	612,900
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	612,900
Valuation Method	C
Total Appraised Parcel Value	612,900

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
2017-210	10-10-2017	MN	Maintenance	17,002		100		REPLACE 7 WINDOWS	12-01-2022	SJD	9	1	00	Measure & Listed
15055	08-05-1998	RM	Remodel	15,000	01-15-1999	100		FINISH BASEMENT	11-03-2020	SJT	10		20	Field Review
14953	05-21-1998	NC	New Construct	110,000	01-15-1999	100		UNIT ON 2ND FLOOR	07-02-2013	SJD	3		30	Quality Control
									01-15-1999	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	4	WO Bsmt
Stories	1				
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			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	2A	2A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			118
CNS Bedrooms	2				95
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0		Net Other Adj		661,949
Extra Fixtures	1		Replace Cost		42,490
Total Rooms	5		Year Built		704,449
Bath Style	02	Average	Effective Year Built		1998
Kitchen Style	02	Average	Depreciation Code		2008
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	742		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	674		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		612,900
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,736 sf)
BSM (742 sf)
FGR (570 sf)
WDK (158 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
BSM	Basement	0	742	148	62.05	46,038
FGR	Garage	0	570	228	124.43	70,923
FUS	Finished Upper Story	1,736	1,736	1,736	311.07	540,011
WDK	Deck	0	158	16	31.50	4,977
Ttl Gross Liv / Lease Area		1,736	3,206	2,128		661,949

