

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FOLEY WALTER F			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
FOLEY JUDITH A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	614,000	614,000
45 BAY FARM RD				0 Light		RESIDNTL	1020	16,800	16,800
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	082/160.0-0272-0130.			Cyclical Exemption	6			
	Scnd Hom				W				
	Tax Class	T			District				
	Tot Fin Are	1693			Res Exem				
	Total Acres	0			Assoc Pid#				
	Chapter La								
	GIS ID	F_867687_2829936							
Total								630,800	630,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LAWSON ROBERT J	58141	343	07-31-2023	Q	I	730,000	00	Year	Code	Assessed	Year	Code	Assessed		
FOLEY WALTER F	26014	0345	07-31-2003	Q	I	415,000	00	2023	1020	514,400	2022	1020	436,200		
KILRAIN JOSEPH M	17327	0087	04-06-1999	Q	I	264,000	00		1020	12,900	2021	1020	380,700		
Total										527,300	Total		449,100	Total	393,600

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			614,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			16,800
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			630,800
Valuation Method			C
Total Appraised Parcel Value			630,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

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
qp-19-257	10-16-2019	MN		2,037		100	12-10-2019	1 LARGE WINDOW	11-03-2020	SJT	10		20	Field Review
2016-40	03-15-2016	MN	Maintenance	104,900		100		STRIP & REROOF	06-28-2013	SJD	3		30	Quality Control
1	01-01-2001	BP	Bldg Permit	10,000	08-14-2003	100		CHK FIN BASE.	08-14-2003	KP		7	01	Measure - No Entry

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	8007	C 8007 Owne
Interior Wall 2				Bay Farm Gr TH	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			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	COST / MARKET VALUATION		
CNS Bedrooms	2				672,625
Full Baths	2		Net Other Adj		33,075
Half Baths	1		Replace Cost		705,722
Extra Fixtures	0		Year Built		1996
Total Rooms	5		Effective Year Built		2008
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		13
Parking Class	3	Deeded	Functional Obsol		
SF Basement	779		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	04	Above Average	Percent Good		87
SF Fin Bsmt	525		Cns Sect Rcnd		614,000
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 (831 sf)
BAS (861 sf)
BSM (779 sf)
WDK (160 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	461	52.00	1996	A	70	C	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	861	861	861	360.85	310,692
BSM	Basement	0	779	156	72.26	56,293
FUS	Finished Upper Story	831	831	831	360.85	299,866
WDK	Deck	0	160	16	36.09	5,774
Ttl Gross Liv / Lease Area		1,692	2,631	1,864		672,625

