

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHRISTENSEN ADAM P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MILARDO ASHLEY R			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	485,300	485,300
15 TORREY LN		SUPPLEMENTAL DATA				RES LAND	1010	501,900	501,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2412 Total Acres 1.240 Chapter Lan GIS ID F_873537_2832089		Cyclical 7 Exemption W District Res Exem Assoc Pid#					
						Total		987,200	987,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHRISTENSEN ADAM P		50841 0290	02-26-2019	Q	I	786,000	00	Year	Code	Assessed	Year	Code	Assessed
FITZGERALD ERIC T & OBYRNE NIAMH		29633 0262	12-09-2004	Q	I	618,500	00	2023	1010	372,300	2022	1010	341,700
									1010	490,300		1010	413,700
								Total		862,600	Total		755,400
								Total			Total		684,900

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)	485,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	501,900
Special Land Value	0
Total Appraised Parcel Value	987,200
Valuation Method	C
Total Appraised Parcel Value	987,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									

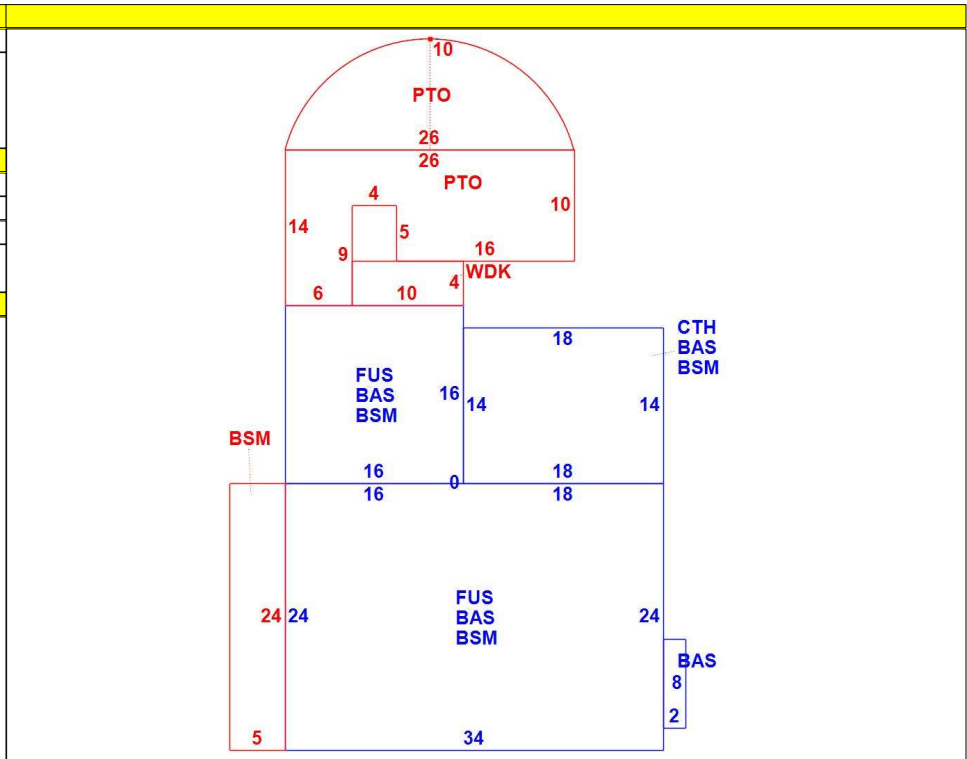
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-18	02-06-2022	MN	Maintenance	11,600		100		Remove & replace existing roof	05-11-2020	SJD	9		20	Field Review
23	01-11-2008	AD	Addition	40,000	07-09-2008	100		448' AD,KITCH,MBRM	04-12-2013	VGS			20	Field Review
118	10-02-2007	MN	Maintenance	20,000		100		ROOF RPL 25 WINDOWS	07-09-2008	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	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.323	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	15,700
Total Card Land Units					1.24	AC	Parcel Total Land Area					1.24	Total Land Value			501,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1340	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	530				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1340				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	516,291
Replace Cost	41,535
Year Built	557,827
Effective Year Built	1980
Depreciation Code	2008
Remodel Rating	E
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	485,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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	1,340	1,340	1,340	187.54	251,301
BSM	Basement	0	1,444	289	37.53	54,198
CTH	Cathedral Ceiling	0	252	25	18.60	4,688
FUS	Finished Upper Story	1,072	1,072	1,072	187.54	201,041
PTO	Patio	0	456	23	9.46	4,313
WDK	Deck	0	40	4	18.75	750
Ttl Gross Liv / Lease Area		2,412	4,604	2,753		516,291

