

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DURGIN-GOLDBERG KAREN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
GOLDBERG HOWARD S			0 Septic	0 Paved	0 Average	RESIDNTL	1010	529,700	529,700
40 TORREY LN		SUPPLEMENTAL DATA			RES LAND	1010	560,900	560,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3474 Total Acres 5.798 Chapter Lan GIS ID F_872937_2832608			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,400	2,400
						Total	1,093,000	1,093,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DURGIN-GOLDBERG KAREN M	22453	0258	07-19-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
GOLDBERG DURGIN KAREN M	21789	0097	03-27-2002	U	I	1	1F	2023	1010	403,400	2022	1010	369,300
GOLDBERG DURGIN KAREN M	21789	0077	03-27-2002	U	I	1	1F		1010	578,400		1010	493,100
GOLDBERG DURGIN KAREN M	12637	0252	02-02-1994	U	I	1	1A		1010	1,600		1010	1,600
GOLDBERG HOWARD S	10995	0261	05-22-1992	Q	I	217,000	00	Total		983,400	Total		864,000
								Total		758,800	Total		758,800

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
0070				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									529,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,400
Appraised Land Value (Bldg)									560,900
Special Land Value									0
Total Appraised Parcel Value									1,093,000
Valuation Method									C
Total Appraised Parcel Value									1,093,000

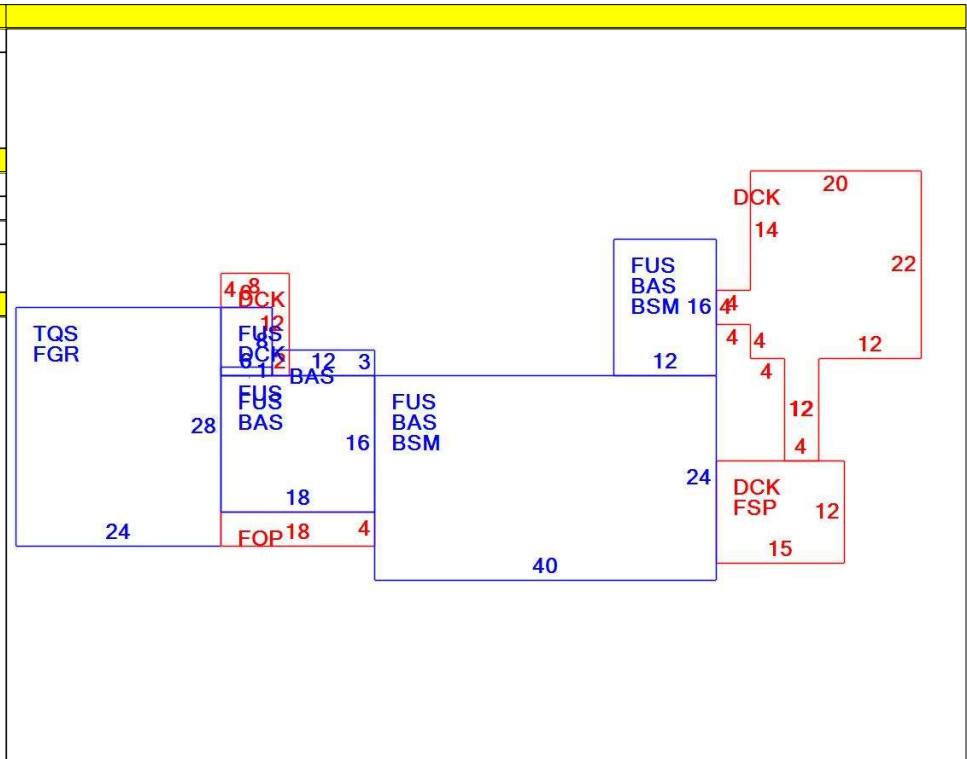
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-24	08-15-2023	MN	Maintenance	7,500		100		REPLACE WD DECK BOARDS/		04-12-2013	VGS			20	Field Review
194	06-24-2008	NC	New Construct	175,000		100		ROOFDECK 14.5'X16.2'		11-25-2008	KP		1	00	Measure & Listed
155	05-28-2008	AD	Addition	45,000		100		8X12 2ND/RMMSUITE							
13994	04-08-1996	NC	New Construct	73,000	06-22-1998	100		2STRY GAR,APARTMENT							
12795	05-20-1993	AD	Addition	10,000	06-03-1996	100		SLDNG DRW/WNDWS+DECK							

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	486,200
1	1010	Single Family	RC	Residual	4.880	AC 35,000.00	0.31475	5	1.00	0070	1.389			1.0000	74,700
Total Card Land Units					5.80	AC	Parcel Total Land Area					5.80	Total Land Value		560,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1152	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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	01	None			
Bedrooms	6				
Full Baths	3				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	200				
FBM Quality	02	Low Quality			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1152				

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

COST / MARKET VALUATION		
Net Other Adj	687,288	
Replace Cost	38,350	
Year Built	725,638	
Effective Year Built	1981	
Depreciation Code	1994	
Remodel Rating	A	
Year Remodeled		
Depreciation %	27	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	73	
Cns Sect Rcnd	529,700	
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
SHD1	Shed	L	160	21.00	1990	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,476	1,476	1,476	167.71	247,544
BSM	Basement	0	1,152	230	33.48	38,574
DCK	Deck	0	780	78	16.77	13,082
FGR	Garage	0	672	269	67.14	45,115
FOP	Open Porch	0	72	11	25.62	1,845
FSP	Screened Porch	0	180	36	33.54	6,038
FUS	Finished Upper Story	1,494	1,494	1,494	167.71	250,563
TQS	Three Quarter Story	504	672	504	125.78	84,527
Ttl Gross Liv / Lease Area		3,474	6,498	4,098		687,288



40 TORREY LN

