

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUCK HILL PROPERTIES LLC		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	118,700	118,700
		29 DUCK HILL RD		SUPPLEMENTAL DATA		0	Medium	RES LAND	1010	845,500	845,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home RECHECK FY2025 Tax Class T Tot Fin Area 973 Total Acres .11 Chapter Lan GIS ID F_873461_2830587		Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010	700	700	905 DUXBURY, MA
						Total		964,900	964,900	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUCK HILL PROPERTIES LLC		57317 92	10-12-2022	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
NAJARIAN DANIEL J		53518 207	09-29-2020	U	I	1	1A	2023	1010	96,900	2022	1010	90,400
5 SURFSIDE WEST LLC		48500 0005	06-02-2017	Q	I	550,000	00		1010	918,800		1010	723,300
SURFSIDE LIVING LLC		40585 0318	11-15-2011	U	I	1	1F		1010	300		1010	300
LEAHY PATRICK D		38842 0301	08-13-2010	Q	I	425,000	00	Total		1,016,000	Total		814,000
								Total		645,200	Total		645,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									118,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									700
Appraised Land Value (Bldg)									845,500
Special Land Value									0
Total Appraised Parcel Value									964,900
Valuation Method									C
Total Appraised Parcel Value									964,900

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
BPO-23-240	08-18-2023	NC	New Construct	474,000		0		PLAN#BC-01=3 STY, 3 BEDRM.		12-01-2022	SJD	9	2	01	Measure - No Entry
BPO-23-266	08-07-2023	DM	Demolish	15,000		0		RAZE EXISTING DWELLING		12-11-2017	SJD	9		01	Measure - No Entry
19990118	03-17-1999	RM	Remodel	7,895		100		RPLC SHTRK/SHINGLES		04-12-2013	VGS			20	Field Review
										05-01-2008	BSB			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	1010	Single Family	RC	Primary	5,000 SF	45.00	1.00000	5	1.00	0080	1.503		W250	2.5000	169.10	
Total Card Land Units					0.11	AC	Parcel Total Land Area					0.11	Total Land Value			845,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	00	Gambrel	Bsmt Area	0				
Model	01	Residential	Bsmt Type	00				
Grade	03	Average	Unfin Area	0.00	N/A			
Stories	1.75							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr		
Exterior Wall 2					B	S		
Roof Structure	07	Gambrel	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				171,297		
Interior Floor 2			Net Other Adj			5,800		
Heat Fuel	02	Oil	Replace Cost			177,097		
Heat Type	04	Forced Air-Duc	Year Built			1930		
AC Type	03	Central	Effective Year Built			1988		
Bedrooms	2		Depreciation Code			A		
Full Baths	1		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	1		Depreciation %			33		
Total Rooms	5		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good			67		
Gas Fireplaces	0		Cns Sect Rcnd			118,700		
Sq Ft Fin Bsmt	0		Dep % Ovr					
FBM Quality			Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	0		Misc Imp Ovr Comment					
Bsmt Area	0		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	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	645	645	645	190.33	122,763
DCK	Deck	0	72	7	18.50	1,332
SHD	Attached Shed	0	50	18	68.52	3,426
TQS	Three Quarter Story	230	306	230	143.06	43,776
Ttl Gross Liv / Lease Area		875	1,073	900		171,297

