

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GIBNEY BRENDAN MCKINLEY ENGEL ASHLEY 87 PURITAN WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	257,000	257,000
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	532,900	532,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1206 Total Acres .368 Chapter Lan GIS ID F_871588_2831623		Cyclical 7 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	1,200	1,200
						Total				791,100	791,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIBNEY BRENDAN MCKINLEY		53637 180	10-16-2020	Q	I	621,000	00	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN ROBERTA L		49992 280	06-29-2018	Q	I	490,000	00	2023	1010	213,800	2022	1010	187,000
KELLY THOMAS P & SARAH D		40832 50	01-06-2012	U	I	310,000	1V		1010	417,700		1010	374,300
LUDWIG SUSAN B		17253 1	03-17-1999	U	I	1	1F		1010	800		1010	800
		Total						632,300		Total		562,100	
								Total				458,800	

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
0040				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	257,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	1,200		
Appraised Land Value (Bldg)	532,900		
Special Land Value	0		
Total Appraised Parcel Value	791,100		
Valuation Method	C		
Total Appraised Parcel Value	791,100		

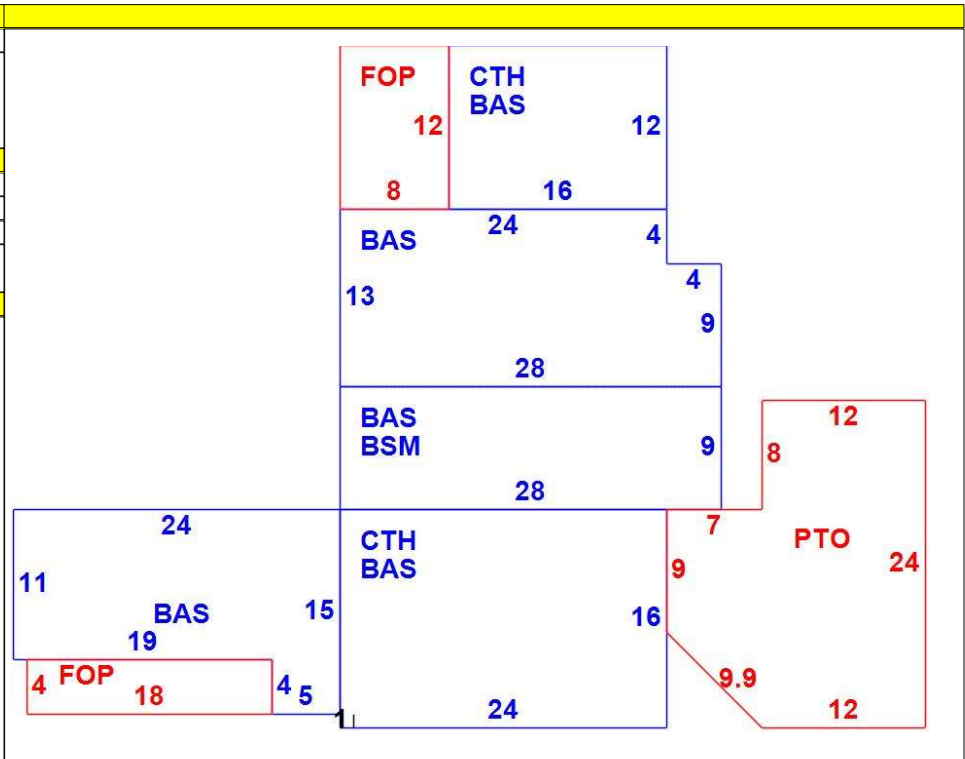
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-197	05-19-2022	AD	Addition	163,000	02-27-2023	100		PLAN AZ-45 11X24 ADD W 4X1 8 WINDOWS AND 1 SKYLIGHT INSTALL SOLAR ELECTRIC PA	02-27-2023	SJT	5		01	Measure - No Entry
QP-19-141	06-11-2019	MN		26,000		100			05-06-2021	SJD	9	1	07	Measure - Info @ Door
2014-188	07-03-2014	MS	Miscellaneous	20,000		100			02-27-2019	SJT	9		02	Callback - No Entry
									04-12-2013	VGS			20	Field Review
									07-30-2012	SJD	9	1	00	Measure & Listed
									10-15-1999	JAS		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	16,047 SF	18.25	1.00000	5	1.00	0040	1.820		1.0000	33.21	532,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value		532,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	636	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	318				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	636				

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

COST / MARKET VALUATION	
Net Other Adj	338,782
Replace Cost	23,128
Year Built	361,910
Effective Year Built	1965
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	257,000
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	80	21.00	1985	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,460	1,460	1,460	210.16	306,838
BSM	Basement	0	252	50	41.70	10,508
CTH	Cathedral Ceiling	0	576	58	21.16	12,189
FOP	Open Porch	0	168	25	31.27	5,254
PTO	Patio	0	376	19	10.62	3,993
Ttl Gross Liv / Lease Area		1,460	2,832	1,612		338,782

