

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SMITH JAMES GREGOR			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
HAYDEN-SMITH KATHLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	457,500	457,500		
58 PRISCILLA AVE		SUPPLEMENTAL DATA				RES LAND	1010	432,700	432,700	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1536 Total Acres .15 Chapter Lan		Cyclical 7 Exemption W District Res Exem							
GIS ID F_872203_2831696		Assoc Pid#						Total	890,200		890,200
								Total	890,200		890,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SMITH JAMES GREGOR		26803 0049	10-15-2003	Q	I	479,900	00	Year	Code	Assessed	Year	Code	Assessed
ROY SIMON P		22220 0273	06-07-2002	Q	I	450,000	00	2023	1010	350,200	2022	1010	324,800
DRISCOLL SEAN P		16356 0160	06-30-1998	Q	V	184,900	00		1010	322,500		1010	284,400
TOADSTOOL RLTY LLC		16004 0202	03-20-1998	U	V	1	1F						
TOADSTOOL RLTY LLC		16004 0201	03-20-1998	U	V	1	1F						
		Total						672,700	Total	609,200	Total	525,600	

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

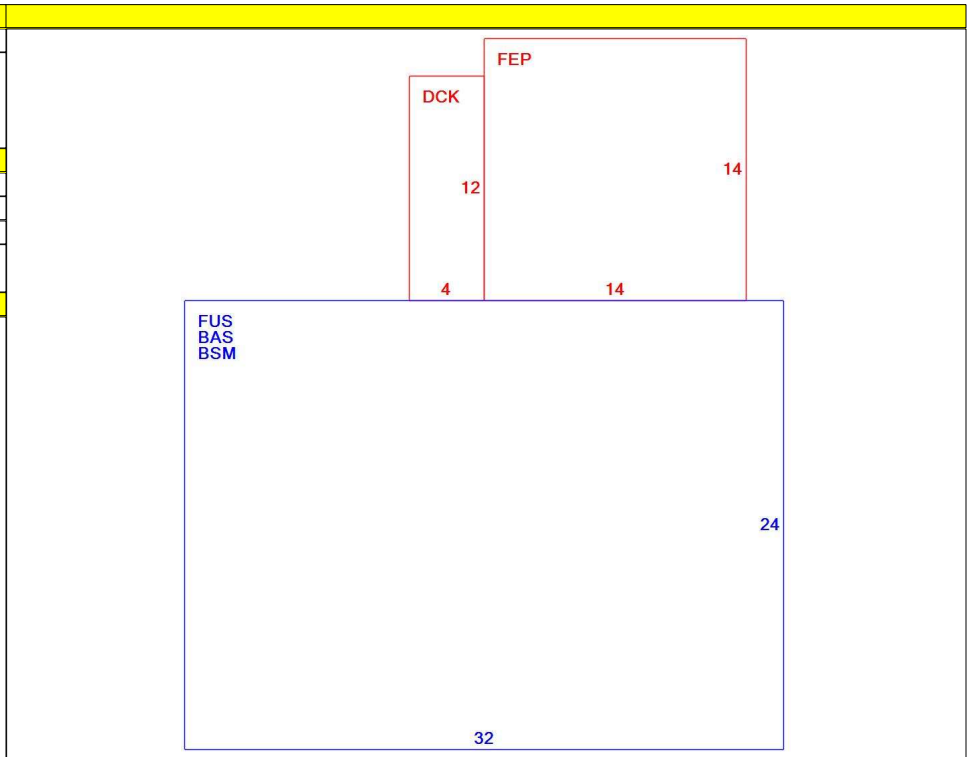
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	457,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	432,700		
Special Land Value	0		
Total Appraised Parcel Value	890,200		
Valuation Method	C		
Total Appraised Parcel Value	890,200		

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-23-25	08-18-2023	MN	Maintenance	9,800		100		STRIP & REROOF	11-04-2020	SJT	10		20	Field Review
20010232	06-22-2001	RM	Remodel	6,000	08-24-2002	100		SCREENED ROOM & DECK	04-12-2013	VGS			20	Field Review
14843	03-11-1998	NC	New Construct	80,000	12-10-1998	100		24X32 2 STY/FRMRPRCH	09-03-2004	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	6,519 SF	36.47	1.00000	5	1.00	0040	1.820		1.0000	66.38	432,700	
Total Card Land Units					0.15 AC	Parcel Total Land Area					0.15	Total Land Value				432,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			473,557
Interior Floor 2			Net Other Adj		34,800
Heat Fuel	03	Gas	Replace Cost		508,356
Heat Type	05	Hot Water	Year Built		1998
AC Type	01	None	Effective Year Built		2011
Bedrooms	3		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		10
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnd		457,500
Sq Ft Fin Bsmt	450		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	768		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	768	768	768	261.20	200,602	
BSM	Basement	0	768	154	52.38	40,225	
DCK	Deck	0	48	5	27.21	1,306	
FEP	Finished Enclosed Porch	0	196	118	157.25	30,822	
FUS	Finished Upper Story	768	768	768	261.20	200,602	
Ttl Gross Liv / Lease Area		1,536	2,548	1,813		473,557	

