

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BIRD JAMES P BIRD CYNTHIA 26 BRADFORD ST DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	74,600	74,600	
								RES LAND	1010	505,900	505,900	
SUPPLEMENTAL DATA								RESIDNTL	1010	1,800	1,800	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 900 Total Acres .29 Chapter Lan GIS ID F_872102_2831318				Cyclical 7 Exemption W District Res Exem Assoc Pid#						Total	582,300	582,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BIRD JAMES P		45844 0131	07-27-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BIRD JAMES P		14063 0040	01-02-1996	U	I	80,000	1A	2023	1010	84,400	2022	1010	78,600	2021	1010	74,200
									1010	395,600		1010	350,700		1010	264,800
									1010	1,200		1010	1,200		1010	1,200
								Total		481,200	Total		430,500	Total		340,200

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 74,600					
			Total	0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD												Appraised Ob (B) Value (Bldg) 1,800		
Nbhd	Nbhd Name		B		Tracing		Batch					Appraised Land Value (Bldg) 505,900		
0040												Special Land Value 0		
NOTES												Total Appraised Parcel Value 582,300		
												Valuation Method C		
												Total Appraised Parcel Value 582,300		

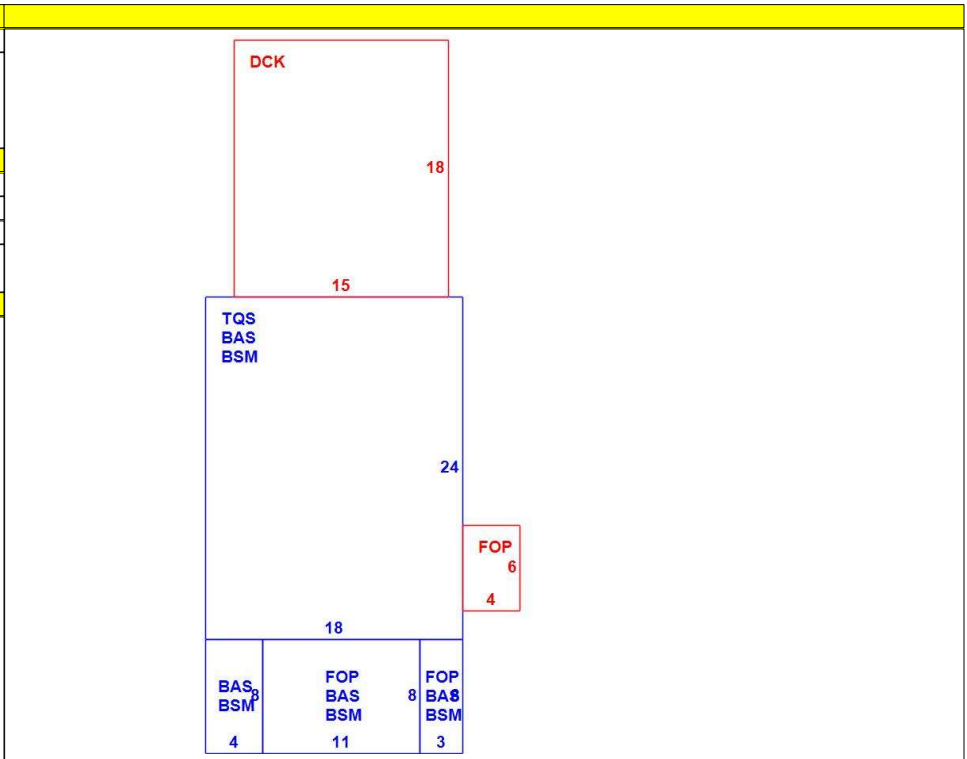
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										08-09-2023	SJD	6		20	Field Review
										10-24-2019	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-01-2003	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	12,632 SF	22.01	1.00000	5	1.00	0040	1.820		1.0000	40.05	505,900
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value			505,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	576			
Model	01	Residential	Bsmt Type	04			
Grade	01	Low Cost	Unfin Area	0.00	Full		
Stories	1.75						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	07	Gambrel					
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	01	None					
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	0						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	05	Conc Block					
Bsmt Garage	0						
Bsmt Area	576						

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

COST / MARKET VALUATION			
Net Other Adj			132,124
Replace Cost			3,500
Year Built			135,624
Effective Year Built			1935
Depreciation Code			1976
Remodel Rating			F
Year Remodeled			
Depreciation %		45	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		55	
Cns Sect Rcnld		74,600	
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	120	21.00	2013	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	576	576	576	124.41	71,661
BSM	Basement	0	576	115	24.84	14,307
DCK	Deck	0	270	27	12.44	3,359
FOP	Open Porch	0	136	20	18.30	2,488
TQS	Three Quarter Story	324	432	324	93.31	40,309
Ttl Gross Liv / Lease Area		900	1,990	1,062		132,124

