

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ONEIL WILLIAM R			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	325,400	325,400	
6 PURITAN WAY					0	Light			RES LAND	1010	604,800	604,800	
									RESIDNTL	1010	1,800	1,800	
SUPPLEMENTAL DATA													VISION
DUXBURY MA 02332													
										Total	932,000	932,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ONEIL WILLIAM R			12849 0068	05-02-1994	Q	I	130,000	00	Year	Code	Assessed	Year	Code	Assessed	
									2023	1010	245,700	2022	1010	224,200	
										1010	474,800		1010	421,100	
										1010	1,200		1010	1,200	
										Total	721,700	Total	646,500	Total	505,600

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)											325,400	
Appraised Xf (B) Value (Bldg)											0	
Appraised Ob (B) Value (Bldg)											1,800	
Appraised Land Value (Bldg)											604,800	
Special Land Value											0	
Total Appraised Parcel Value											932,000	
Valuation Method											C	
Total Appraised Parcel Value											932,000	

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
2015-161	06-11-2015	AD	Addition	35,000	04-09-2019	100		CONSTRUCT A 168' 3 SEASON			04-09-2019	SJT	5		01	Measure - No Entry
2015-81	05-11-2015	MN	Maintenance	7,000		100		VINYL SIDING			04-12-2013	VGS			20	Field Review
2015-97	04-22-2015	RM	Remodel	24,000	04-09-2019	100		REMOVE CHIMNEY & FRAME			04-26-2008	BSB			01	Measure - No Entry
2014-15	09-09-2014	MS	Miscellaneous	3,800		100		INSTALL AN 8 X 15 UTILITY BL								

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	30,492 SF	10.90	1.00000	5	1.00	0040	1.820		1.0000	19.83	604,800
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value		604,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION	
Net Other Adj	445,980
Replace Cost	12,350
Year Built	458,330
Effective Year Built	1970
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	325,400
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	2014	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	1,032	1,032	1,032	203.00	209,491
BSM	Basement	0	864	173	40.65	35,118
DCK	Deck	0	449	45	20.34	9,135
FOP	Open Porch	0	20	3	30.45	609
FUS	Finished Upper Story	936	936	936	203.00	190,003
PTO	Patio	0	165	8	9.84	1,624
Ttl Gross Liv / Lease Area		1,968	3,466	2,197		445,980

