

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CONNERS MICAELA PERRY 96 DUCK HILL RD DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	566,400	566,400	
					0	Medium			RES LAND	1010	487,100	487,100	
SUPPLEMENTAL DATA							RESIDNTL	1010	6,700	6,700			
Alt Prcl ID			Cyclical			5							
Scnd Home			Exemption										
Tax Class			W										
Tot Fin Area			District										
Total Acres			Res Exem										
Chapter Lan			Assoc Pid#										
GIS ID			F_877235_2847279										
									Total	1,060,200	1,060,200		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CONNERS MICAELA PERRY			51978 126	11-20-2019	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed
MENG YAN			48203 0166	03-15-2017	Q	I	749,900	00	2023	1010	428,400	2022	1010	361,100
ALLAIRE NANCY A TT			39058 0108	10-01-2010	Q	I	765,000	00		1010	475,900		1010	401,600
										1010	4,400		1010	4,400
									Total	908,700	Total	767,100	Total	726,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

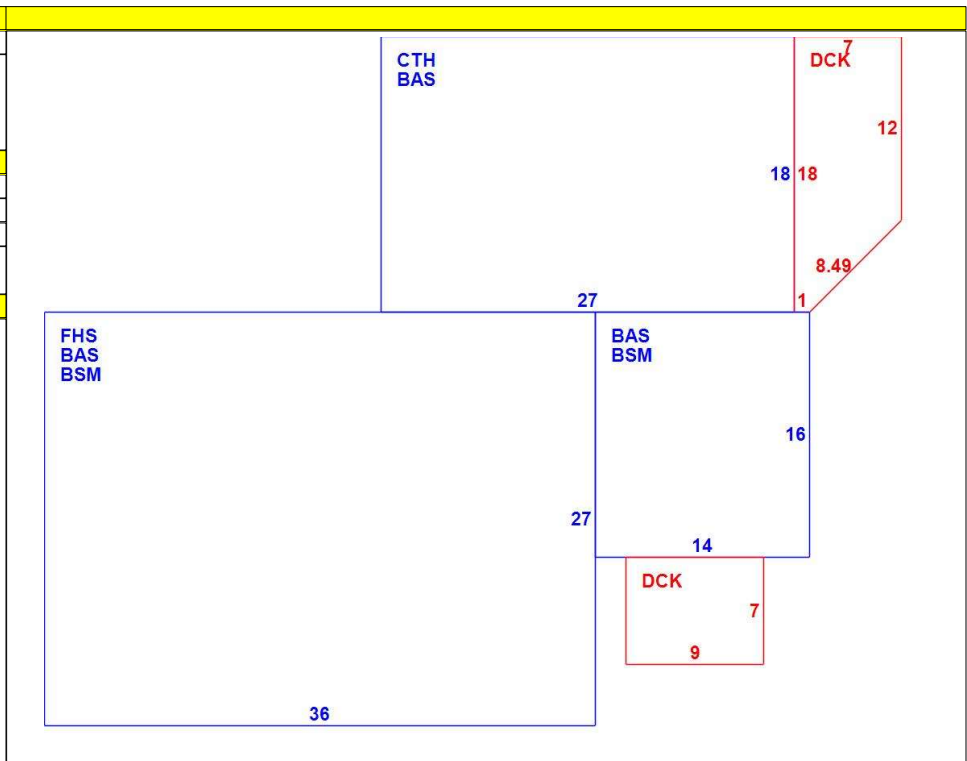
NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			566,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			6,700
Appraised Land Value (Bldg)			487,100
Special Land Value			0
Total Appraised Parcel Value			1,060,200
Valuation Method			C
Total Appraised Parcel Value			1,060,200

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
2018-412	11-14-2018	RM	Remodel	15,000	06-14-2019	100		CONSTRUCT A BATHROOM IN 13 X 18 1 STRY ADD	06-17-2019	SJT	5		00	Measure & Listed
332	07-09-2003	AD	Addition	14,000		100			12-12-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									11-22-2010	KP		1	09	Total Refusal

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	40,075 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.15	487,100	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			487,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1196	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.5				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		714,554
Interior Floor 2			Replace Cost		61,338
Heat Fuel	02	Oil	Year Built		1950
Heat Type	04	Forced Air-Duc	Effective Year Built		1994
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		566,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	546		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1196		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
PTO	Patio	L	500	15.00	2000	A	70	C	1.00	5,300
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,682	1,682	1,682	288.94	486,001
BSM	Basement	0	1,196	239	57.74	69,057
CTH	Cathedral Ceiling	0	486	49	29.13	14,158
DCK	Deck	0	171	17	28.73	4,912
FHS	Finished Half Story	486	972	486	144.47	140,426
Ttl Gross Liv / Lease Area		2,168	4,507	2,473		714,554

