

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FELTY BRYAN MAYES TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
FELTY KIMBERLY S TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	382,400	382,400	
77 DUCK HILL RD		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	486,700	486,700	905	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1840 Total Acres .928 Chapter Lan		Cyclical 5 Exemption W District Res Exem						DUXBURY, MA		
GIS ID F_876952_2847069		Assoc Pid#						Total		869,100	869,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FELTY BRYAN MAYES TT		56590 167	03-23-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FELTY BRYAN		35387 0333	12-11-2007	Q	I	585,000	00	2023	1010	287,900	2022	1010	241,800	2021	1010	241,100
									1010	475,500		1010	401,200		1010	365,400
								Total		763,400	Total		643,000	Total		606,500

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
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	382,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	486,700
Special Land Value	0
Total Appraised Parcel Value	869,100
Valuation Method	C
Total Appraised Parcel Value	869,100

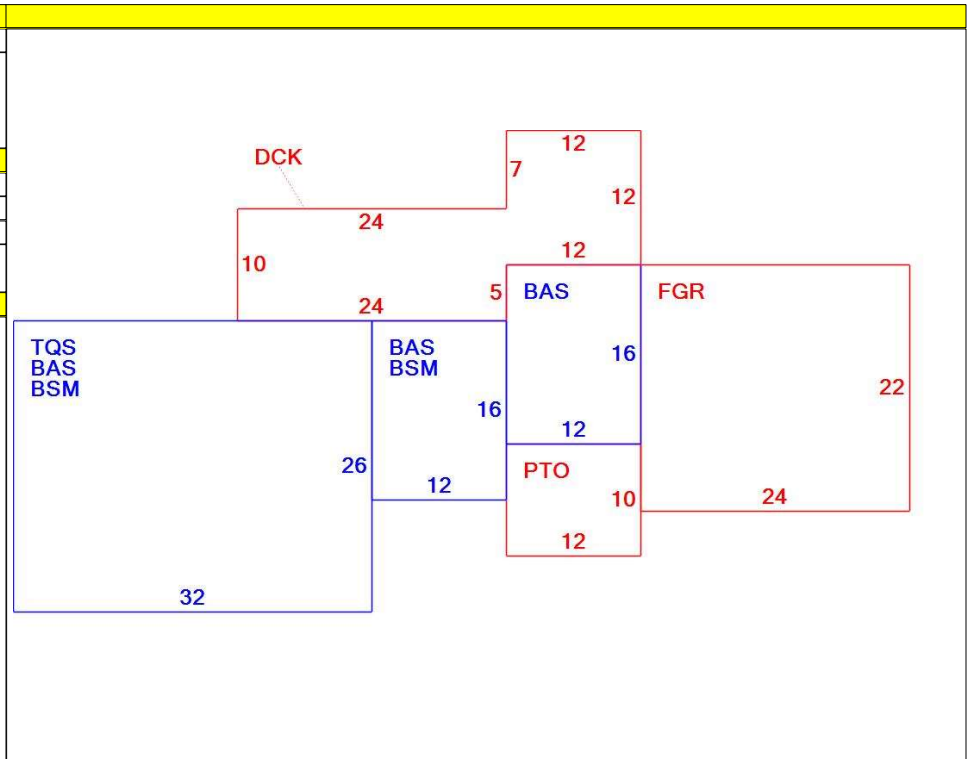
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
215	11-09-2009	RM	Remodel	6,000		100		RP WIND/DR 3X10 LAND		10-08-2020	SJT	10		20	Field Review
13969	03-11-1996	NC	New Construct	46,000	07-16-1997	100		KITCH,BATH,CATH CEIL		04-12-2013	VGS			20	Field Review
										03-07-2008	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.15	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			486,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
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	520				
FBM Quality	04	Above Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1024				

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

COST / MARKET VALUATION		
Net Other Adj		482,976
Replace Cost		33,800
Year Built		1955
Effective Year Built		1995
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		74
Cns Sect Rcnld		382,400
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	209.99	255,347
BSM	Basement	0	1,024	205	42.04	43,048
DCK	Deck	0	384	38	20.78	7,980
FGR	Garage	0	528	211	83.92	44,308
PTO	Patio	0	120	6	10.50	1,260
TQS	Three Quarter Story	624	832	624	157.49	131,033
Ttl Gross Liv / Lease Area		1,840	4,104	2,300		482,976

