

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DUFFY JOHN C			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
DUFFY DONNA M			0	Septic	0	Paved	0	Average	RESIDNTL	1010	584,700	584,700	
PO BOX 13					0	Heavy			RES LAND	1010	458,500	458,500	
			<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	20,400	20,400			
DUXBURY	MA	02331	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2957 Total Acres 1.348 Chapter Lan GIS ID F_875725_2843966		Cyclical 5 Exemption W District Res Exem Assoc Pid#						Total	1,063,600	1,063,600

**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUFFY JOHN C			4535 0138	09-20-1978	U	I	74,000	1	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	435,200	2022	1010	362,200
										1010	447,900		1010	377,900
										1010	13,800		1010	13,800
									Total		896,900	Total		753,900
									Total			Total		709,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	584,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,400
Appraised Land Value (Bldg)	458,500
Special Land Value	0
Total Appraised Parcel Value	1,063,600
Valuation Method	C
Total Appraised Parcel Value	1,063,600

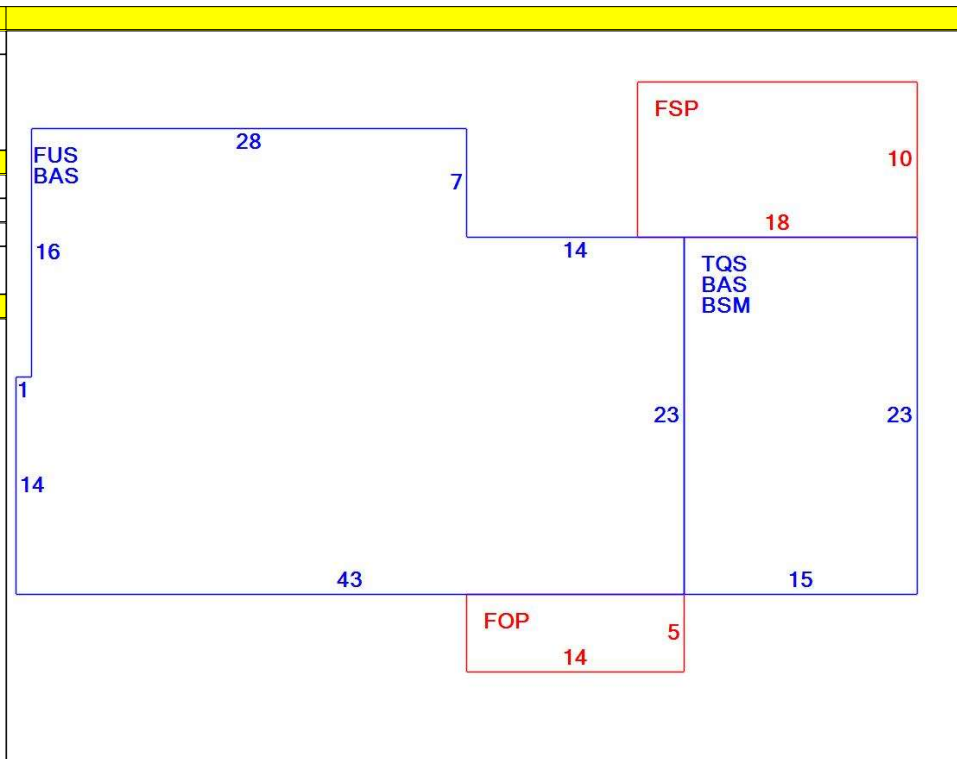
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									
OB'S BRN/SHD ATTACHED									

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
2014-34	04-01-2014	MN	Maintenance	15,920	06-17-2014	100		STRIP & REROOF		10-22-2020	SJT	10		20	Field Review
15	01-11-2002	RM	Remodel	11,500	08-12-2003	100		REFRB EXIS BDRM/BATH		06-17-2014	JLF		1	01	Measure - No Entry
20000176	05-16-2000	MN	Maintenance	7,000		100		STRUCTURAL SUPPORT		04-12-2013	VGS			20	Field Review
12890	07-28-1993	AD	Addition	33,000	06-03-1996	100		1FLR13X15,SNDFL24X18		08-12-2003	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389	RT 3A LIGHT EFFECTS THIS P	TN90	0.9000	10.94	437,600
1	1010	Single Family	RC	Residual	0.430 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	20,900	
Total Card Land Units					1.35 AC	Parcel Total Land Area					1.35	Total Land Value				458,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	345	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			743,719
Interior Floor 2			Net Other Adj		25,600
Heat Fuel	02	Oil	Replace Cost		769,319
Heat Type	05	Hot Water	Year Built		1820
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	9		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		76
Gas Fireplaces	0		Cns Sect Rcnd		584,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	345		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
BRN3	Barn - 1 St w/L	L	480	52.00	1980	A	70	C	1.00	17,500
SHD1	Shed	L	200	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,521	1,521	1,521	242.10	368,228
BSM	Basement	0	345	69	48.42	16,705
FOP	Open Porch	0	70	11	38.04	2,663
FSP	Screened Porch	0	180	36	48.42	8,715
FUS	Finished Upper Story	1,176	1,176	1,176	242.10	284,705
TQS	Three Quarter Story	259	345	259	181.75	62,703
Ttl Gross Liv / Lease Area		2,956	3,637	3,072		743,719

