

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEEDHAM MARILYN J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	358,800	358,800
24 PINE HILL AVE		SUPPLEMENTAL DATA			RES LAND	1010	528,200	528,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1862 Total Acres .958 Chapter Lan GIS ID F_878463_2844262			0 Medium	RESIDNTL	1010	24,700	24,700
		Cyclical Exemption W District Res Exem Assoc Pid#					Total	911,700	911,700

905
 DUXBURY, MA
VISION

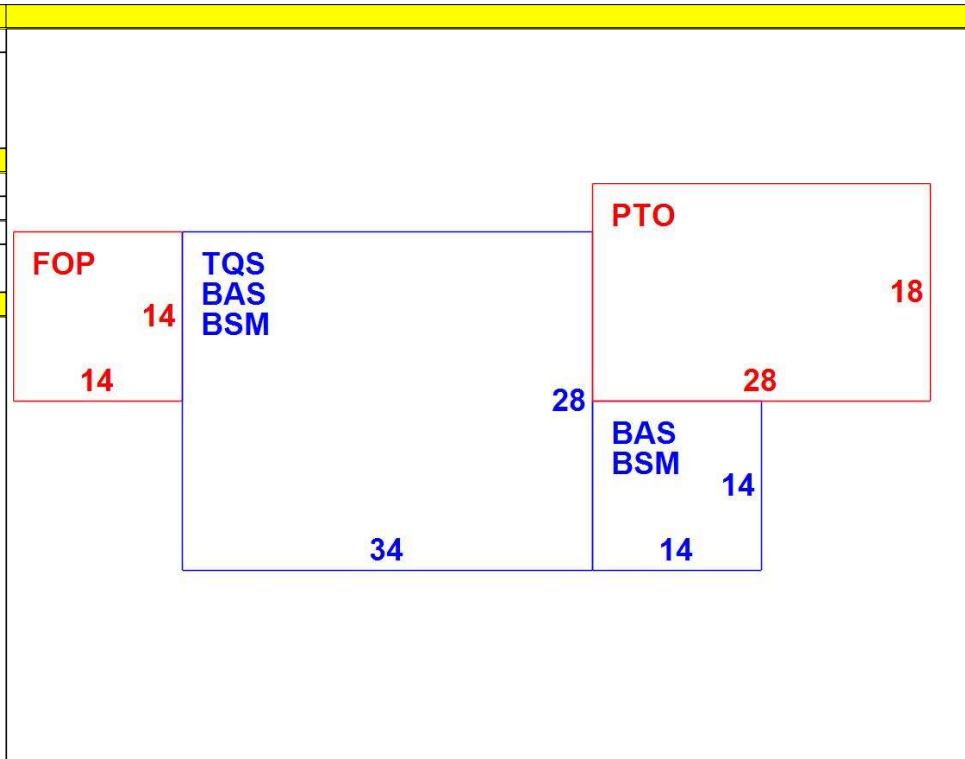
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEEDHAM MARILYN J		LCC 71452	06-14-1985	Q	I	165,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	271,300	2022	1010	228,600
									1010	628,200		1010	484,300
									1010	17,900		1010	17,900
								Total		917,400	Total		730,800
								Total			Total		650,700

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) 358,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 24,700					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 528,200				
0080							Special Land Value 0					
NOTES							Total Appraised Parcel Value 911,700					
							Valuation Method C					
							Total Appraised Parcel Value 911,700					

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
2015-240	08-07-2015	MS	Miscellaneous	10,900		100		INSTALL 2 FLAT PLATE SOLAR	10-06-2020	SJT	10		01	Measure - No Entry
2014-187	09-22-2014	MN	Maintenance	2,800		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
2012-260	10-11-2012	MS	Miscellaneous	2,850		100		WEATHERIZATION,BLOWN IN I	03-18-2008	BSB		1	00	Measure & Listed
10552	08-14-1987	AD	Addition			100		DETACHED GARAGE						

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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	2,100	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value				528,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1148	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
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			465,980
Interior Floor 2			Net Other Adj		39,390
Heat Fuel	02	Oil	Replace Cost		505,370
Heat Type	05	Hot Water	Year Built		1965
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnd		358,800
Sq Ft Fin Bsmt	692		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1148		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
FGR2	Garage - 1 St	L	528	63.00	1987	A	70	C	1.00	23,300
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,148	1,148	1,148	217.14	249,276
BSM	Basement	0	1,148	230	43.50	49,942
FOP	Open Porch	0	196	29	32.13	6,297
PTO	Patio	0	504	25	10.77	5,428
TQS	Three Quarter Story	714	952	714	162.85	155,037
Ttl Gross Liv / Lease Area		1,862	3,948	2,146		465,980

