

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PAYNE RANDY W			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
PAYNE ANDREA M			0 Septic	0 Paved	0 Average	RESIDENTL	1010	376,800	376,800	
191 MYRTLE ST				0 Medium		RES LAND	1010	365,800	365,800	
<b>SUPPLEMENTAL DATA</b>						RESIDENTL	1010	39,100	39,100	<b>VISION</b>
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1932 Total Acres 2.238 Chapter Lan		Cyclical 1 Exemption W District Res Exem					
			GIS ID F_857166_2854585		Assoc Pid#					
						Total		781,700	781,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PAYNE RANDY W		12401 0073	11-18-1993	Q	I	194,043	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HOLDEN BARBARA TRUSTEE		11788 0237	04-21-1993	U	V	1	1F	2023	1010	286,400	2022	1010	275,100	2021	1010	248,900
									1010	380,400		1010	313,800		1010	261,800
									1010	22,600		1010	27,500		1010	27,500
								Total		689,400	Total		616,400	Total		538,200

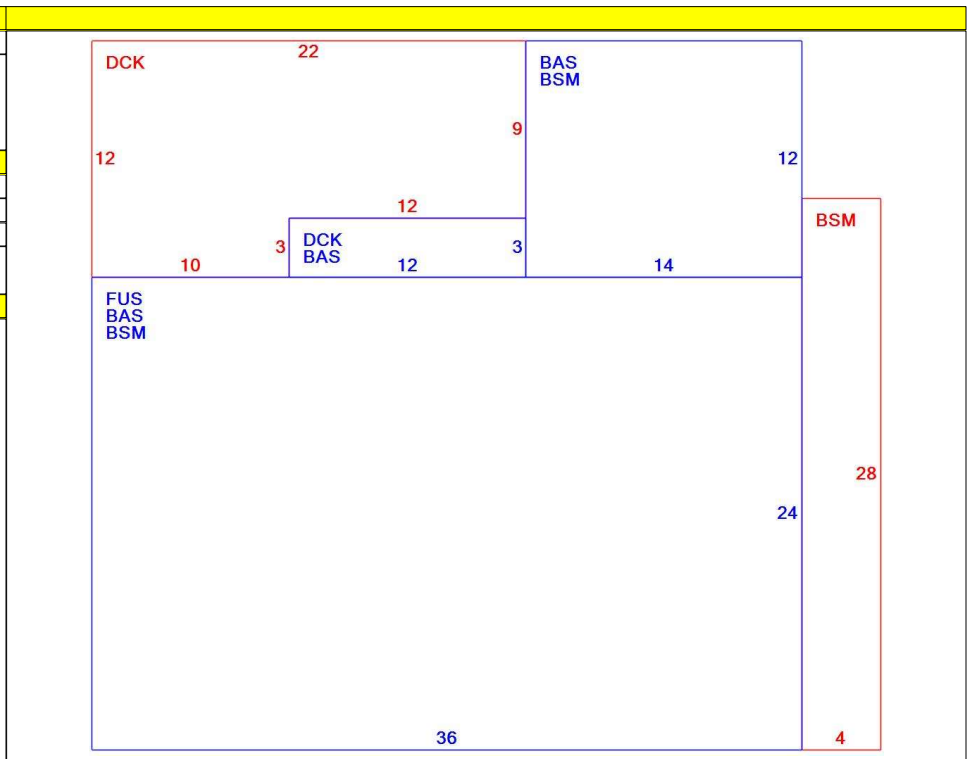
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	Number	Amount				
Total							0.00				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0050					376,800	0	39,100	365,800	0	781,700	C
					Total Appraised Parcel Value	781,700					

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
QPO-21-14	06-29-2021	MN	Maintenance	9,371		100	06-29-2021	Remove existing siding and instal		11-16-2021	SJT	10		21	Field Review + GIS
QPO-21-10	05-20-2021	MN	Maintenance	26,946		100		Remove/Replace 27 windows		04-12-2013	VGS			20	Field Review
QPO-21-10	05-06-2021	MN	Maintenance	2,155		100		Insulate knee wall and overhang.		10-18-2004	KP		1	00	Measure & Listed
2014-166	08-20-2014	MN	Maintenance	7,000		100		STRIP & REROOF 16 SQUARE							
6	04-28-2003	AD	Addition			100		SHED 10X12							
14639	08-28-1997	NC	New Construct	13,000	05-12-1998	100		18X36 IG POOL, FENCE							
12781	05-10-1993	NC	New Construct	104,000	01-01-1994	100		2-STY24XGAR/U W/DECK							

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	0050	1.000			1.0000	350,000	
1	1010	Single Family	RC	Residual	0.400	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	14,000	
1	1010	Single Family	WP	Undevelop	0.920	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	1,800	
Total Card Land Units					2.24	AC	Parcel Total Land Area					2.24	Total Land Value			365,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			448,727
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		470,956
Heat Type	05	Hot Water	Year Built		1993
AC Type	01	None	Effective Year Built		2001
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		20
Total Rooms	8		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		80
Gas Fireplaces	0		Cns Sect Rcnld		376,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1144		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
SPL1	Ing Pool - Ave	L	648	64.00	1997	A	70	C	1.00	29,000
PTO	Patio	L	792	15.00	1997	A	70	C	1.00	8,300
SHD1	Shed	L	120	21.00	2004	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	1,068	1,068	1,068	205.18	219,131
BSM	Basement	0	1,144	229	41.07	46,986
DCK	Deck	0	264	26	20.21	5,335
FUS	Finished Upper Story	864	864	864	205.18	177,275
Ttl Gross Liv / Lease Area		1,932	3,340	2,187		448,727

