

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
JOHNSTON CLAUDIA A TT CLAUDIA A JOHNSTON 2001 DECL O 108 ST GEORGE ST DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,016,000	1,016,000	
			SUPPLEMENTAL DATA			0	Heavy	0	Average	RES LAND	1010	1,283,800	
			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4446 Total Acres .92 Chapter Lan GIS ID F_879590_2843999			Cyclical 8 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	81,800	81,800	
									Total		2,381,600	2,381,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JOHNSTON CLAUDIA A TT JOHNSTON CLAUDIA A JOHNSTON MARK A			42913	0081	04-10-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
			36903	0274	03-06-2009	U	I	1	1F	2023	1010	1,029,900	2022	1010	927,400	2021	1010	848,900
			19127	0160	12-01-2000	Q	I	757,500	00	1010	1,119,900	1010	483,300	1010	46,900	1010	402,800	
									Total	2,196,700	Total	1,457,600	Total	1,298,600				

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

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0090					Appraised Bldg. Value (Card)						1,016,000
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						81,800
					Appraised Land Value (Bldg)						1,283,800
					Special Land Value						0
					Total Appraised Parcel Value						2,381,600
					Valuation Method						C
					Total Appraised Parcel Value						2,381,600

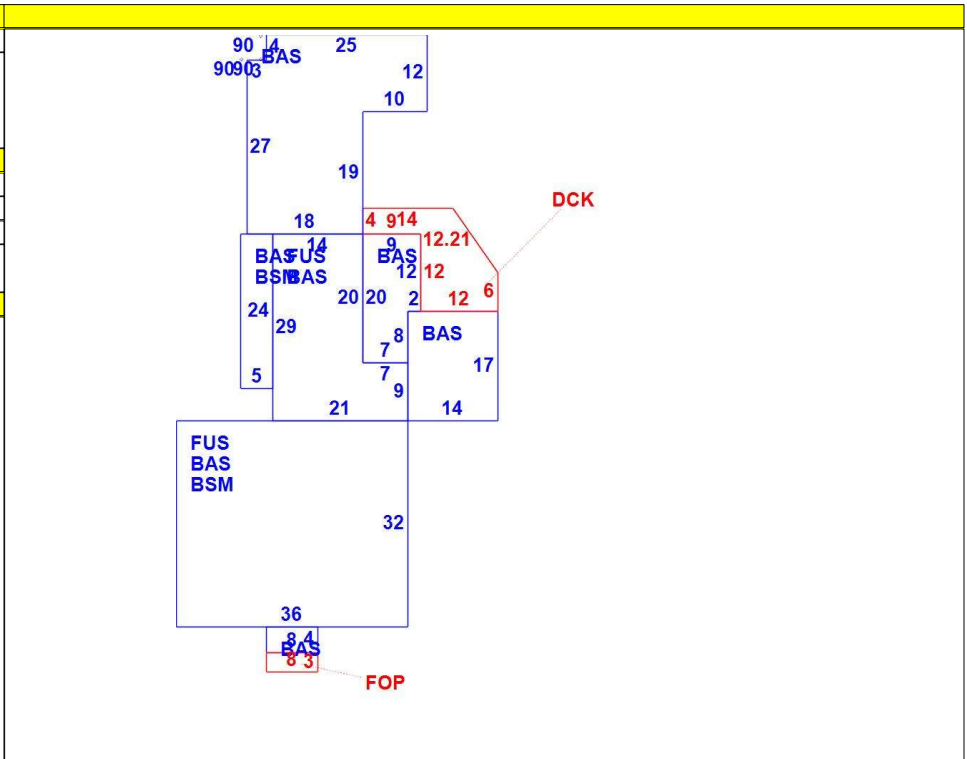
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-20-87	08-28-2020	MN	Maintenance	70,000		100	09-18-2020	Wood Siding/Remove Replace 1		01-09-2023	SJT	10		01	Measure - No Entry
532	10-29-2004	MN	Maintenance	2,100		100		REPAIR SILL		04-12-2013	VGS			20	Field Review
568	10-22-2003	AD	Addition	5,000	09-27-2004	100		ADD 166 SQ FT TO ADD		10-29-2004	KP		1	00	Measure & Listed
352	07-16-2003	AD	Addition	32,000	09-27-2004	100		2 ADDITIONS							
188	05-20-2002	MN	Maintenance	11,500		100		REPLACE ROOF SHINGLE							
120000028	02-09-2000	RM	Remodel	2,800		100		STRIP AND REROOF							
11136	03-08-1989	NC	New Construct			100		ING/POOL G & JACUZZI							

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	0090	3.661		1.0000	32.03	1,283,800
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,283,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1272	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1272				

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

COST / MARKET VALUATION	
Net Other Adj	1,279,636
Replace Cost	57,150
Year Built	1,336,787
Effective Year Built	1811
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	1,016,000
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
FGR1	Garage - 1 Sto	L	552	52.00	1980	A	70	C	1.00	20,100
SPL2	Ing Pool-Good	L	800	89.00	1989	A	70	C	1.00	49,800
HTB	Hot Tub	L	1	10500.00	1989	A	70	C	1.00	7,400
SHD1	Shed	L	120	21.00	2015	A	70	C	1.00	1,800
PTO	Patio	L	256	15.00	2015	A	70	C	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,841	2,841	2,841	270.02	767,134
BSM	Basement	0	1,272	254	53.92	68,586
DCK	Deck	0	193	19	26.58	5,130
FOP	Open Porch	0	24	4	45.00	1,080
FUS	Finished Upper Story	1,621	1,621	1,621	270.02	437,706
Ttl Gross Liv / Lease Area		4,462	5,951	4,739		1,279,636

