

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
YATES DANIEL H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
YATES DEBORAH P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	413,100	413,100
21 PINE HILL AVE		SUPPLEMENTAL DATA			RES LAND	1010	513,500	513,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2360 Total Acres 1.178 Chapter Lan GIS ID F_878846_2844347			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total		928,700	928,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
YATES DANIEL H		LCC 85658	12-13-1993	Q	I	258,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	312,500	2022	1010	285,300	
									1010	610,700		1010	470,800	
									1010	1,400		1010	1,400	
						Total		924,600	Total		757,500	Total		647,900

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)	413,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	513,500
Special Land Value	0
Total Appraised Parcel Value	928,700
Valuation Method	C
Total Appraised Parcel Value	928,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

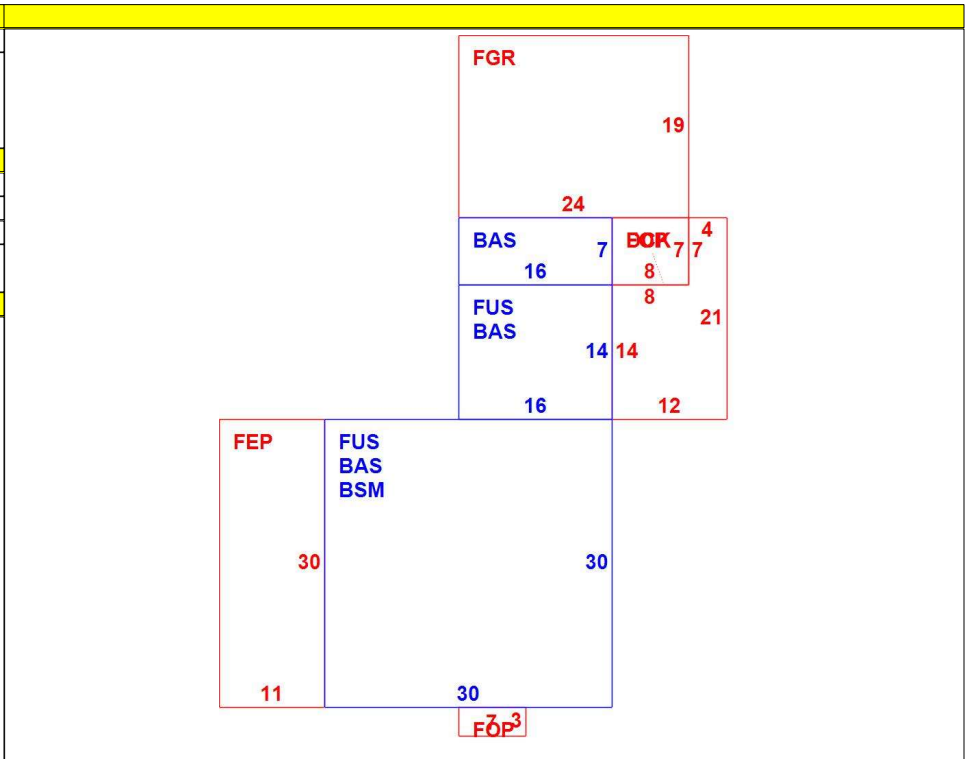
NOTES									
FUNC.-LACKS CLOSETS-6 F.P 4 CAN'T WORK Capt. George Peterson circa: 1801									

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
										10-06-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										10-12-1999	K&B		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	0080	1.503	NEXT TO SCHOOL/NOISE	L95	0.9500	499,800
1	1010	Single Family	RC	Residual	0.260 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	13,700
Total Card Land Units					1.18 AC	Parcel Total Land Area					1.18	Total Land Value			513,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	900	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			596,346
Interior Floor 2			Net Other Adj		20,155
Heat Fuel	03	Gas	Replace Cost		616,500
Heat Type	04	Forced Air-Duc	Year Built		1840
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		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	1		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		413,100
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	900		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
SHD1	Shed	L	144	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	202.01	249,689
BSM	Basement	0	900	180	40.40	36,363
DCK	Deck	0	196	20	20.61	4,040
FEP	Finished Enclosed Porch	0	330	198	121.21	39,999
FGR	Garage	0	456	182	80.63	36,767
FOP	Open Porch	0	77	12	31.48	2,424
FUS	Finished Upper Story	1,124	1,124	1,124	202.01	227,064
Ttl Gross Liv / Lease Area		2,360	4,319	2,952		596,346

