

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KNECHT ROBERT F MCCORMICK SARAH SIMS 251 ST GEORGE ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	262,500	262,500
		SUPPLEMENTAL DATA		Cyclical Exemption W		5		RES LAND	1010	517,400	517,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2440 Total Acres .935 Chapter Lan GIS ID F_877497_2843747		District Res Exem				RESIDNTL	1010	6,900	6,900
				Assoc Pid#		Total				786,800	786,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KNECHT ROBERT F		36403 0181	09-30-2008	U	I	450,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	198,300	2022	1010	180,900	2021	1010	162,700
									1010	615,900		1010	477,300		1010	405,200
									1010	4,600		1010	4,600		1010	4,600
								Total		818,800	Total		662,800	Total		572,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

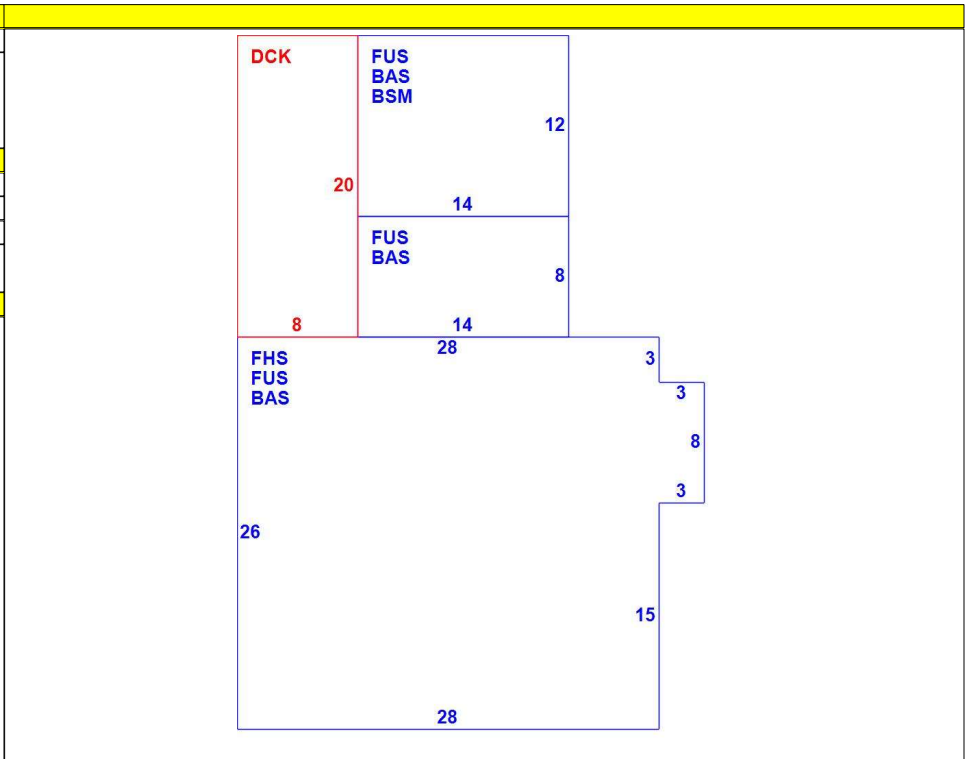
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	262,500	
0080					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	6,900	
					Appraised Land Value (Bldg)	517,400	
					Special Land Value	0	
					Total Appraised Parcel Value	786,800	
					Valuation Method	C	
					Total Appraised Parcel Value	786,800	

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
2015-424	12-09-2015	MS	Miscellaneous	12,000		100		CONSTRUCT A 16' X 24' UTILIT INSULATE,PLASTER,WIN	10-08-2020	SJT	10		20	Field Review
330	11-24-2008	RM	Remodel	24,400		100			04-12-2013	VGS			20	Field Review
									09-21-2010	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	37,193 SF	9.25	1.00000	5	1.00	0080	1.503	ROW		13.91	517,200
1	1010	Single Family	RC	Undevelop	0.082 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.06
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			517,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	168			
Model	01	Residential	Bsmt Type	00			
Grade	03	Average	Unfin Area	0.00	N/A		
Stories	2.5		CONDO DATA				
Occupancy	1		Parcel Id		C	Ownr	
Exterior Wall 1	25	Vinyl Siding			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	11	Slate	Condo Unit				
Interior Wall 1	05	Drywall	COST / MARKET VALUATION				
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2			Net Other Adj		381,021		
Heat Fuel	02	Oil	Replace Cost		10,800		
Heat Type	05	Hot Water	Year Built		391,820		
AC Type	01	None	Effective Year Built		1895		
Bedrooms	3		Depreciation Code		1988		
Full Baths	2		Remodel Rating		A		
Half Baths	0		Year Remodeled				
Extra Fixtures	1		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	0		Condition %				
Extra Openings	0		Percent Good		67		
Gas Fireplaces	0		Cns Sect Rcnd		262,500		
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	04	Brick	Misc Imp Ovr				
Bsmt Garage	0		Misc Imp Ovr Comment				
Bsmt Area	168		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	384	21.00	2015	G	85	C	1.00	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	153.02	157,917
BSM	Basement	0	168	34	30.97	5,203
DCK	Deck	0	160	16	15.30	2,448
FHS	Finished Half Story	376	752	376	76.51	57,536
FUS	Finished Upper Story	1,032	1,032	1,032	153.02	157,917
Ttl Gross Liv / Lease Area		2,440	3,144	2,490		381,021

