

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOYT JOHN A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
HOYT LINDSAY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	635,700	635,700	
78 ALDEN ST				0 Medium		RES LAND	1010	488,600	488,600	
SUPPLEMENTAL DATA						RESIDNTL	1010	16,000	16,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2030 Total Acres .968 Chapter Lan		Cyclical 5 Exemption W District Res Exem						
GIS ID F_877628_2843307		Assoc Pid#						Total	1,140,300	1,140,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
HOYT LINDSAY TT	58236 85	08-31-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
HOYT JOHN A	47074 0231	06-20-2016	Q	I	775,000	00	2023	1010	489,400	2022	1010	404,000
UETTI DAVID C	39389 0349	12-10-2010	Q	I	670,000	00		1010	477,400		1010	402,800
FROST CHARLES	29587 0082	12-02-2004	Q	I	600,000	00		1010	12,300		1010	12,300
CABOT MICHAEL H	17564 0116	06-15-1999	Q	I	360,000	00	Total		979,100	Total		819,100
								Total		Total		789,000

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	635,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,000
Appraised Land Value (Bldg)	488,600
Special Land Value	0
Total Appraised Parcel Value	1,140,300
Valuation Method	C
Total Appraised Parcel Value	1,140,300

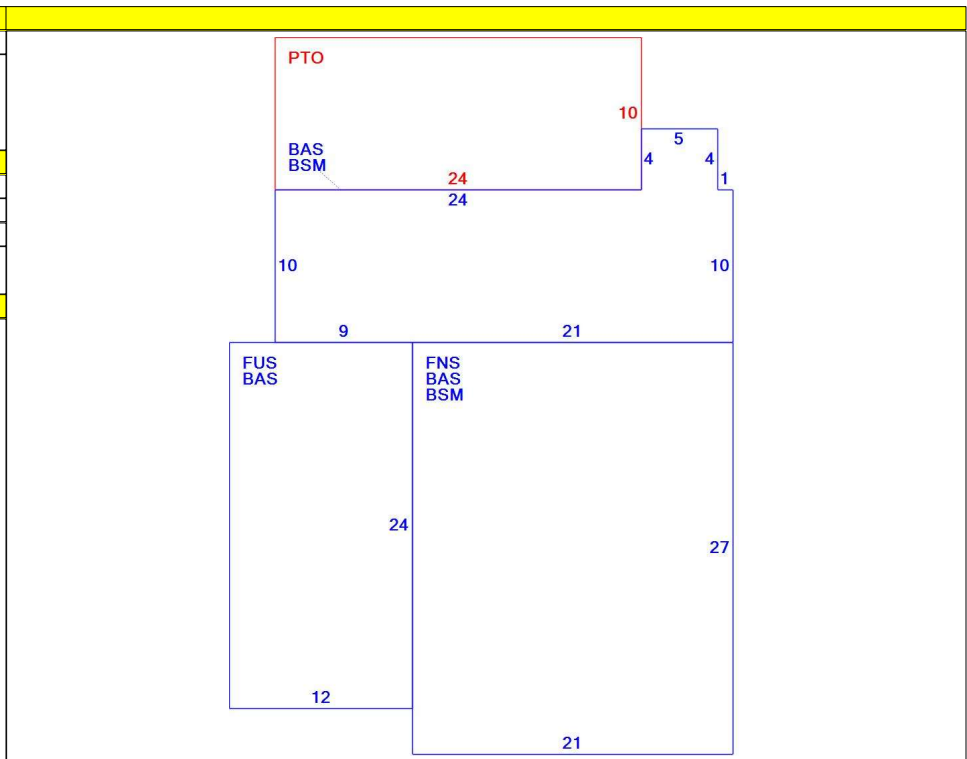
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
606	12-07-2004	RM	Remodel	12,000		100		BATH,KITC,ROOF,WNDS	12-21-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									12-03-2010	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.10	2,400
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	887	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	887				

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

COST / MARKET VALUATION	
	743,440
Net Other Adj	31,775
Replace Cost	775,215
Year Built	1880
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	635,700
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	440	52.00	1985	A	70	C	1.00	16,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,175	1,175	1,175	343.87	404,044
BSM	Basement	0	887	177	68.62	60,864
FNS	Finished 90% Story	510	567	510	309.30	175,372
FUS	Finished Upper Story	288	288	288	343.87	99,034
PTO	Patio	0	240	12	17.19	4,126
Ttl Gross Liv / Lease Area		1,973	3,157	2,162		743,440

