

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OLIVER ANN MARIE			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
139 DUCK HILL RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	626,700	626,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	785,100	785,100
Alt Prcl ID		Cyclical 5			RESIDNTL	1010	4,900	4,900	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2558		District							
Total Acres 3.438		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_877432_2846197									
							Total	1,416,700	1,416,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OLIVER ANN MARIE		57442 104	11-22-2022	Q	I	1,375,000	00	Year	Code	Assessed	Year	Code	Assessed
REST JOHN B & MARY JEANN TT		46837 0292	04-25-2016	U	I	100	1A	2023	1010	350,000	2022	1010	317,100
REST JOHN B		9534 0137	12-28-1989	Q	I	495,000	00		1010	920,500		1010	781,000
									1010	17,500		1010	17,500
							Total	1,288,000	Total	1,115,600	Total	1,002,100	

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)	626,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,900
Appraised Land Value (Bldg)	785,100
Special Land Value	0
Total Appraised Parcel Value	1,416,700
Valuation Method	C
Total Appraised Parcel Value	1,416,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									

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
									04-11-2023	SJD	9		01	Measure - No Entry
									10-06-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									05-07-2008	BSB			01	Measure - No Entry

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389		V150	1.5000	729,300
1	1010	Single Family	PD	Residual	1.447	AC 35,000.00	0.75275	5	1.00	0070	1.389			1.0000	53,000
1	1010	Single Family	PD	Undevelop	1.000	AC 2,000.00	1.00000	0	1.00	0070	1.389			1.0000	2,800
Total Card Land Units					3.37	AC	Parcel Total Land Area					3.37	Total Land Value		785,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2070	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	840				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	2070				

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

COST / MARKET VALUATION		
Net Other Adj		734,695
Replace Cost		58,580
Year Built		1960
Effective Year Built		2000
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnd	626,700	
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
TEN	Tennis Court	L	1	48500.00	1980	P	35	E	0.25	4,200
SHD1	Shed	L	48	21.00	2000	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,130	2,130	2,130	208.37	443,817
BSM	Basement	0	2,070	414	41.67	86,263
DCK	Deck	0	693	69	20.75	14,377
FHS	Finished Half Story	736	1,472	736	104.18	153,357
FOP	Open Porch	0	236	35	30.90	7,293
FSP	Screened Porch	0	234	47	41.85	9,793
PRG	Pergola	0	21	2	19.84	417
UHS	Unfinished Half Story	0	372	93	52.09	19,378
Ttl Gross Liv / Lease Area		2,866	7,228	3,526		734,695

