

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARROLL JANE M TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
THE JANE CARROLL LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	690,300	690,300
19 SALT MEADOW LN				0 Light		RES LAND	1010	461,800	461,800
DUXBURY MA 02332		SUPPLEMENTAL DATA							
Alt Prcl ID		Cyclical 5							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2738		District							
Total Acres .455		Res Exem							
Chapter Lan									
GIS ID F_876699_2844489		Assoc Pid#							
Total								1,152,100	1,152,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARROLL JANE M TT		54187 291	01-13-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
CARROLL JANE M TT		48672 0030	07-17-2017	Q	I	795,000	00	2023	1010	525,600	2022	1010	481,000
SAMPSON BRADFORD C & MADELEINE		44282 0240	05-01-2014	U	I	100	1A		1010	548,700		1010	432,900
SAMPSON BRADFORD C		43850 0172	11-22-2013	Q	I	680,000	00						
STARTZELL STANLEY E & ZETTERBERG		39041 0279	09-29-2010	U	I	1	1F						
Total								1,074,300		Total	913,900	Total	731,600

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

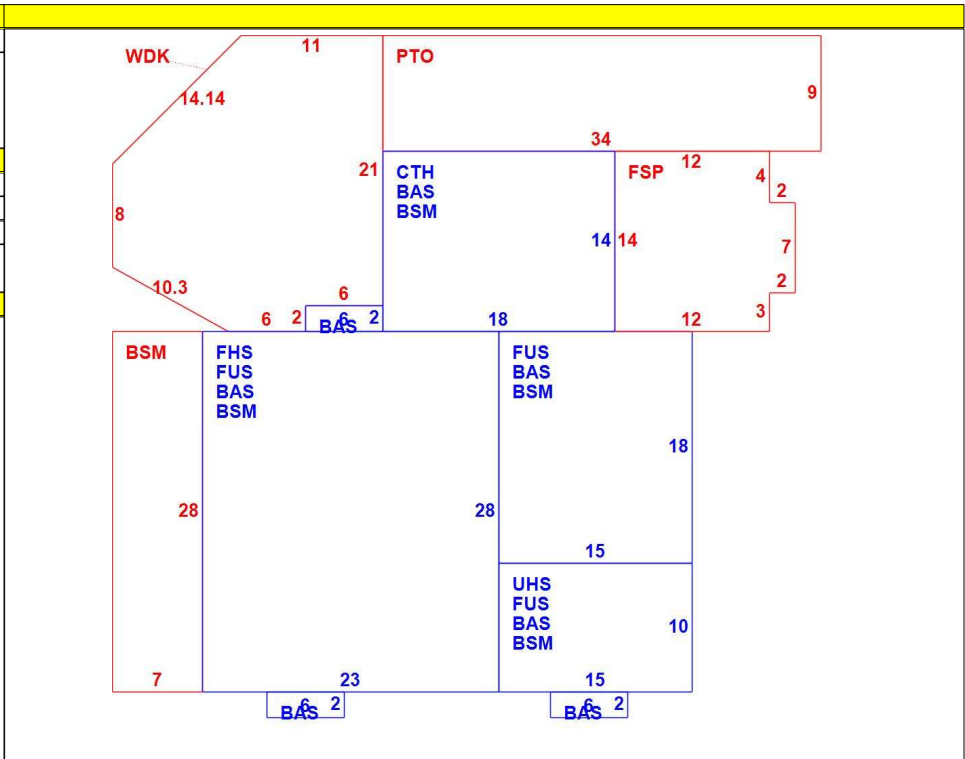
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	690,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	461,800
Special Land Value	0
Total Appraised Parcel Value	1,152,100
Valuation Method	C
Total Appraised Parcel Value	1,152,100

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
BPO-21-109	03-15-2021	RM	Remodel	64,500	04-14-2021	100		Remodel kitchen and 3 season r	12-20-2017	SJD	9		01	Measure - No Entry
2017-144	07-18-2017	RM	Remodel	25,000	12-20-2017	100		REMODEL MASTER BATH AND	04-22-2014	SJD	9		01	Measure - No Entry
2013-214	11-25-2013	MN	Maintenance	12,500		100		STRIP & REROOF 27 SQUARE	04-12-2013	VGS			20	Field Review
11488	02-06-1990	AD	Addition			100		DECK 20 X 12	09-13-1999	BSB		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	PD	Primary	19,799 SF	15.52	1.00000	5	1.00	0080	1.503		1.0000	23.32	461,800
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value			461,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	04	Full
Grade	08	Excellent	Unfin Area		
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		798,292
Heat Fuel	02	Oil	Replace Cost		43,575
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		2003
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	8		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	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		690,300
Sq Ft Fin Bsmt	260		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1512		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,352	1,352	1,352	249.94	337,912
BSM	Basement	0	1,512	302	49.92	75,480
CTH	Cathedral Ceiling	0	252	25	24.80	6,248
FHS	Finished Half Story	322	644	322	124.97	80,479
FSP	Screened Porch	0	182	36	49.44	8,998
FUS	Finished Upper Story	1,064	1,064	1,064	249.94	265,931
PTO	Patio	0	306	15	12.25	3,749
UHS	Unfinished Half Story	0	150	38	63.32	9,498
WDK	Deck	0	399	40	25.06	9,997
Ttl Gross Liv / Lease Area		2,738	5,861	3,194		798,292

