

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OBERHOLZER DENNIS L			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
OBERHOLZER PEGGY J			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	581,700	581,700
22 STRAWBERRY LN				0 Light		RES LAND	1010	437,900	437,900
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2395 Total Acres .36 Chapter Lan				Cyclical 5 Exemption W District Res Exem					
DUXBURY	MA	02332	GIS ID F_876137_2843549		Assoc Pid#				
Total							1,019,600	1,019,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBERHOLZER DENNIS L		31242 0118	08-30-2005	Q	I	705,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	433,200	2022	1010	360,800
									1010	520,400		1010	406,200
								Total		953,600	Total		767,000
								Total			Total		693,500

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

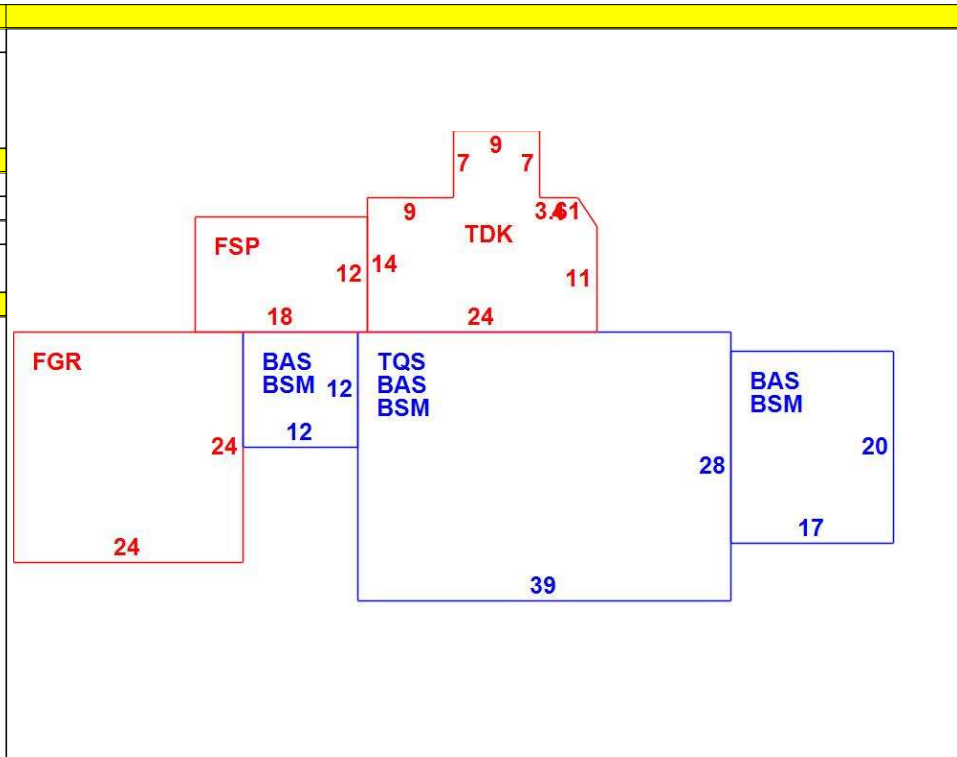
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			581,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			437,900
Special Land Value			0
Total Appraised Parcel Value			1,019,600
Valuation Method			C
Total Appraised Parcel Value			1,019,600

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-23-223	06-15-2023	RM	Remodel	13,980		100		REMODEL BATHROOM (SAME		07-12-2019	SJT	5		01	Measure - No Entry
BPO-22-131	03-31-2022	MN	Maintenance	29,735		100	03-31-2022	12 WINDOWS/SLIDING DOOR/		04-12-2013	VGS			20	Field Review
QP-19-152	06-20-2019	BP		15,000	07-11-2019	100		Bathroom Remodel		09-09-1999	BSB		1	00	Measure & Listed
82	06-20-2011	MN	Maintenance	11,250		100		WOOD SIDING/7 WINDOW							

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	15,682	SF	18.58	1.00000	5	1.00	0080	1.503		1.0000	27.92	437,900
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value			437,900

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1576	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		710,187
Heat Fuel	02	Oil	Replace Cost		736,267
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		581,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1576		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	1,576	1,576	1,576	234.93	370,247
BSM	Basement	0	1,576	315	46.96	74,002
FGR	Garage	0	576	230	93.81	54,033
FSP	Screened Porch	0	216	43	46.77	10,102
TDK	Trex Deck	0	396	40	23.73	9,397
TQS	Three Quarter Story	819	1,092	819	176.20	192,406
Ttl Gross Liv / Lease Area		2,395	5,432	3,023		710,187

