

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CRAIGHILL JOHN S			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CRAIGHILL DOROTHY D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	503,100	503,100
42 STRAWBERRY LN				0 Light		RES LAND	1010	420,800	420,800
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2032 Total Acres .300 Chapter Lan			Cyclical 5 Exemption W District Res Exem				
GIS ID F_876302_2843548		Assoc Pid#						Total 923,900 923,900	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CRAIGHILL JOHN S		56983 223	06-30-2022	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCARTHY RONALD H		21161 0117	12-18-2001	Q	I	445,550	00	2023	1010	258,800	2022	1010	215,700
									1010	499,100		1010	386,400
								Total		757,900	Total		602,100
								Total			Total		546,900

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)	503,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	420,800
Special Land Value	0
Total Appraised Parcel Value	923,900
Valuation Method	C
Total Appraised Parcel Value	923,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

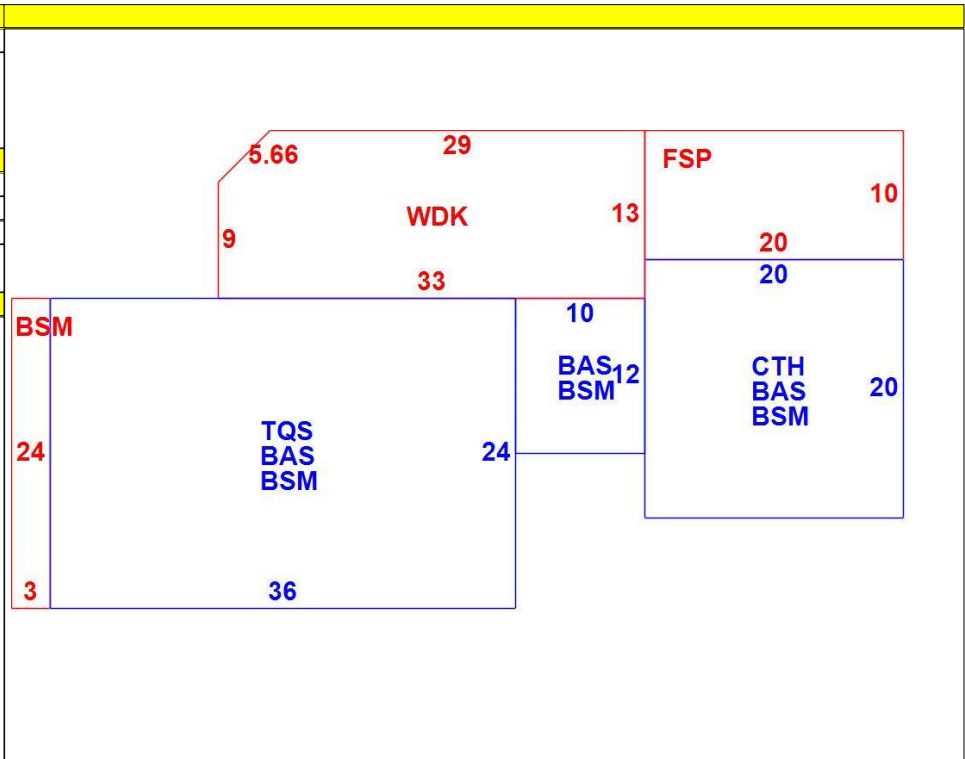
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
93	03-24-2005	MS	Miscellaneous	5,000		100		WINDOWS RPL WOOD SID	08-30-2022	SJD	9	1	00	Measure & Listed
387	08-16-2004	MN	Maintenance	5,000		100		REPLACE WINDOWS	10-08-2020	SJT	10		20	Field Review
274	06-15-2004	MN	Maintenance	12,000		100		REPLACE DECK	04-12-2013	VGS			20	Field Review
									03-18-2008	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	RC	Primary	13,070 SF	21.42	1.00000	5	1.00	0080	1.503		1.0000	32.20	420,800
Total Card Land Units					0.30 AC	Parcel Total Land Area					0.30	Total Land Value			420,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1480	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	430				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1480				

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

COST / MARKET VALUATION	
Net Other Adj	561,356
Replace Cost	44,733
Year Built	606,087
Effective Year Built	1984
Depreciation Code	2004
Remodel Rating	VG
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	503,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,384	1,384	1,384	229.59	317,757
BSM	Basement	0	1,456	291	45.89	66,812
CTH	Cathedral Ceiling	0	400	40	22.96	9,184
FSP	Screened Porch	0	200	40	45.92	9,184
TQS	Three Quarter Story	648	864	648	172.19	148,776
WDK	Deck	0	421	42	22.90	9,643
Ttl Gross Liv / Lease Area		2,032	4,725	2,445		561,356

