

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OCONNELL ALBERT			0 Water	0 Arterial	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
OCONNELL KRISTEN			0 Septic	0 Paved	0 Good	RESIDNTL	1010	360,800	360,800	
125 ST GEORGE ST		SUPPLEMENTAL DATA			RES LAND	1010	1,044,300	1,044,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2965 Total Acres 1.068 Chapter Lan GIS ID F_879359_2843727			Cyclical Exemption W District Res Exem	RESIDNTL	1010	139,000	139,000	
						Total		1,544,100	1,544,100	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNELL ALBERT	55542	292	08-26-2021	U	I	1,375,000	1	Year	Code	Assessed	Year	Code	Assessed			
LAAPER STEPHEN A	43427	0016	07-31-2013	Q	I	735,000	00	2023	1010	496,400	2022	1010	447,400			
COLANGELO RALPH P & CHRISTINE G	12348	0128	11-01-1993	Q	I	324,000	00		1010	1,022,800		1010	465,500			
									1010	62,400		1010	62,400			
								Total		1,581,600	Total		975,300	Total		885,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									360,800
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									139,000
Appraised Land Value (Bldg)									1,044,300
Special Land Value									0
Total Appraised Parcel Value									1,544,100
Valuation Method									C
Total Appraised Parcel Value									1,544,100

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-21-124	03-22-2021	MN	Maintenance	15,000		100		Remove/replace approx 26 sq of	02-06-2023	SJD	0	1	00	Measure & Listed
2017-171	05-17-2017	NC	New Construct	105,300	04-24-2018	100		32' X 32' BARN WITH A 22' X 32'	04-24-2018	JLF	5		00	Measure & Listed
2017-170	05-17-2017	NC	New Construct	11,700	04-24-2018	100		INSTALL A FOUNDATION ONLY	04-29-2013	SJD	9	1	00	Measure & Listed
2016-324	10-03-2016	DM	Demolish	14,500	04-24-2018	100		DEMOLISH EXISTING BARN	04-12-2013	VGS			20	Field Review
15042	08-04-1998	MN	Maintenance	3,000	04-24-2018	100		REROOF AREA BY CHIMN	05-20-2008	BSB	1		00	Measure & Listed
13087	02-10-1994	AD	Addition	12,000	09-29-1995	100		1 ST ADDITION						
BP-2017-01		BP	Bldg Permit	42,615		100		According to Building, there were						

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	0090	3.661	SCHOOL/TRAFFIC INFLUENC	E80	0.8000	25.63	1,025,100
1	1010	Single Family	RC	Residual	0.150	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	19,200
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value			1,044,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1135	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2	20	Brick/Masonry			S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2	05	Drywall	COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2			Net Other Adj		479,720
Heat Fuel	03	Gas	Replace Cost		28,405
Heat Type	04	Forced Air-Duc	Year Built		508,125
AC Type	03	Central	Effective Year Built		1850
Bedrooms	4		Depreciation Code		1992
Full Baths	3		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	3		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		360,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1135		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
BRN3	Barn - 1 St w/L	L	1,024	52.00	2017	E	100	B	1.50	79,900
FOP	Open Porch	L	320	35.00	2017	E	100	B	1.50	16,800
SPL2	Ing Pool-Good	L	510	89.00	2017	A	70	C	1.00	31,800
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,689	1,689	1,689	153.90	259,945
BSM	Basement	0	1,135	227	30.78	34,936
FOP	Open Porch	0	48	7	22.44	1,077
FUS	Finished Upper Story	1,135	1,135	1,135	153.90	174,682
PTO	Patio	0	178	9	7.78	1,385
SHD	Attached Shed	0	24	8	51.30	1,231
WDK	Deck	0	415	42	15.58	6,464
Ttl Gross Liv / Lease Area		2,824	4,624	3,117		479,720

