

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANNIS JEFFREY C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
ANNIS AMY H B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	737,500	737,500	
51 CEDAR ST		SUPPLEMENTAL DATA			RES LAND	1010	948,900	948,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2651 Total Acres .21 Chapter Lan GIS ID F_880860_2843734			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,600	12,600	
						Total		1,699,000	1,699,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ANNIS JEFFREY C		37776 0067	10-02-2009	Q	I	836,000	00	Year	Code	Assessed	Year	Code	Assessed
COOK THOMAS K		29321 0230	10-25-2004	Q	I	745,000	00	2023	1010	566,800	2022	1010	467,200
HUGHES GERTRUDE H		26219 0207	08-18-2003	U	I	100	1F		1010	812,600		1010	548,700
HUGHES REALTY TRUST		22146 0266	05-29-2002	U	I	100	1F		1010	9,100		1010	9,100
HUGHES RICHARD E		22146 0262	05-29-2002	U	I	100	1F	Total		1,388,500	Total		1,025,000
								Total		980,100	Total		980,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES		APPRAISED VALUE SUMMARY	
2 OTHER FIREPLACES NON-WORKING 1/2016		Appraised Bldg. Value (Card)	737,500
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	12,600
		Appraised Land Value (Bldg)	948,900
		Special Land Value	0
		Total Appraised Parcel Value	1,699,000
		Valuation Method	C
		Total Appraised Parcel Value	1,699,000

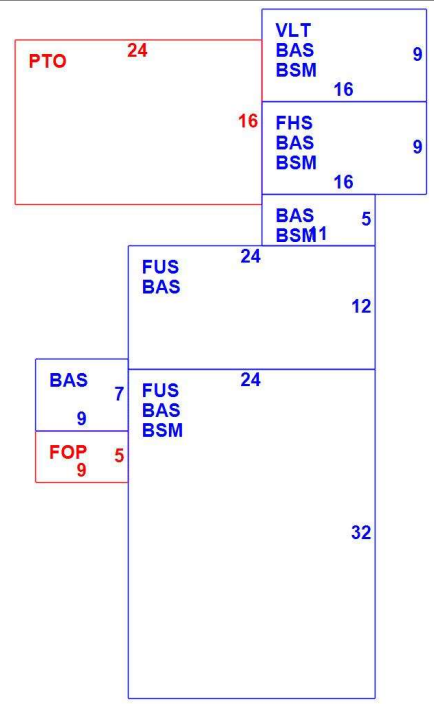
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-221	09-28-2020	BP	Bldg Permit	18,544	03-23-2021	100		Install an above ground hot tub o	03-23-2021	SJT	5		20	Field Review
376	08-17-2005	DM	Demolish	10,000		100		12X23 SECTION OF BLD	10-26-2020	SJT	5		20	Field Review
362	08-04-2005	AD	Addition	40,000		100		12X23 2ND STRY 7X9MR	01-19-2016	JLF	10	1	00	Measure & Listed
184	05-17-2005	RM	Remodel	30,000		100		16X17W9X16 LOFT	04-12-2013	VGS			20	Field Review
									05-06-2006	KP		4	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	9,148 SF	28.33	1.00000	5	1.00	0090	3.661		1.0000	103.73	948,900
Total Card Land Units					0.21 AC	Parcel Total Land Area					0.21	Total Land Value			948,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1100				

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

COST / MARKET VALUATION			
Net Other Adj			935,734
Replace Cost			34,650
Year Built			970,385
Effective Year Built			1838
Depreciation Code			1997
Remodel Rating			VG
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		737,500	
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
SHD1	Shed	L	140	21.00	1980	A	70	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2012	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	1,462	1,462	1,462	328.91	480,859
BSM	Basement	0	1,111	222	65.72	73,017
FHS	Finished Half Story	72	144	72	164.45	23,681
FOP	Open Porch	0	45	7	51.16	2,302
FUS	Finished Upper Story	1,056	1,056	1,056	328.91	347,324
PTO	Patio	0	384	19	16.27	6,249
VLT	Vaulted Ceiling	0	144	7	15.99	2,302
Ttl Gross Liv / Lease Area		2,590	4,346	2,845		935,734

