

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
SPARROW DAMON				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed						
SPARROW DENISE				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	578,600	578,600						
98 ST GEORGE ST						0 Heavy				RES LAND	1010	1,290,400	1,290,400						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID						Cyclical 8													
Scnd Home						Exemption													
Tax Class T						W													
Tot Fin Area 2494						District													
DUXBURY MA 02332				Total Acres .988		Res Exem													
				Chapter Lan															
				GIS ID F_879750_2844033		Assoc Pid#													
Total											1,869,000	1,869,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
SPARROW DAMON				46293	0131	11-20-2015		U	I	942,500		1	Year	Code	Assessed	Year	Code	Assessed	
MONK ANN MARIE				28760	0283	07-29-2004		U	I	990,000		1	2023	1010	615,100	2022	1010	563,800	
OCONNOR KEVIN F				23567	0297	12-02-2002		Q	I	857,500		00		1010	1,125,600		1010	485,800	
OCONNOR AMY S				14603	0190	08-22-1996		U	I	1		1F							
OCONNOR DANIEL J				13917	0245	10-26-1995		Q	I	340,000		00							
Total											1,740,700	Total	1,049,600	Total	897,000				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description												
Total				0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				578,600					
0090										Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				1,290,400			
												Special Land Value				0			
												Total Appraised Parcel Value				1,869,000			
												Valuation Method				C			
												Total Appraised Parcel Value				1,869,000			
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		
2018-231	10-26-2018	MN	Maintenance	5,000		100		6 WINDOWS AND WOOD SIDIN				02-01-2023	SJD	0	1	00	Measure & Listed		
2017-13	01-18-2017	MS	Miscellaneous	8,000	04-27-2018	100		INSTALL GAS FURNACE WITH				04-27-2018	JLF	5	1	00	Measure & Listed		
2016-366	10-31-2016	AD	Addition	55,400	04-27-2018	100		22' X 24' SECOND LEVEL OVER				05-17-2016	SJD	9		12	Property Estimated - No Ac		
2016-192	06-06-2016	BP	Bldg Permit	3,800	04-27-2018	100		CONSTRUCT A 6' X8' COVERE				04-12-2013	VGS			20	Field Review		
2015-289	12-03-2015	MN	Maintenance	1,500	05-17-2016	100		REPLACE EXISTING WINDOW				07-16-2003	KP		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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400		
1	1010	Single Family	RC	Residual	0.070	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	9,000		
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value					1,290,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	960			
Model	01	Residential	Bsmt Type	03			
Grade	07	Very Good	Unfin Area	0.00	Partial		
Stories	1.9						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	07	Gambrel					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	4						
Full Baths	3						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	2						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	414						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	960						

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

COST / MARKET VALUATION	
Net Other Adj	763,319
Replace Cost	51,600
Year Built	814,920
Effective Year Built	1930
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	578,600
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	1,506	1,506	1,506	222.67	335,344
BSM	Basement	0	960	192	44.53	42,753
FGR	Garage	0	504	202	89.25	44,980
FHS	Finished Half Story	270	540	270	111.34	60,121
FOP	Open Porch	0	54	8	32.99	1,781
FUS	Finished Upper Story	904	904	904	222.67	201,295
PTO	Patio	0	620	31	11.13	6,903
TQS	Three Quarter Story	315	420	315	167.00	70,142
Ttl Gross Liv / Lease Area		2,995	5,508	3,428		763,319

