

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ALLEN NICHOLAS			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
ALLEN SAMANTHA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	699,500	699,500		
482 KEENE ST				0 Medium		RES LAND	1010	352,700	352,700		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2479 Total Acres .994 Chapter Lan			Cyclical 1 Exemption W District Res Exem		RESIDNTL	1010	207,700	207,700	VISION
		GIS ID F_859385_2851072			Assoc Pid#		Total		1,259,900	1,259,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALLEN SAMANTHA MARIE & NICHOLAS		57640 27	01-30-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ALLEN NICHOLAS		56467 344	02-22-2022	U	I	100	1F	2023	1010	433,800	2022	1010	359,100	2021	1010	358,600
JOHNSON SAMANTHA M		48778 0100	08-10-2017	U	I	465,000	1		1010	366,800		1010	302,300		1010	252,000
ROUMACHER FRANCIS J		22305 0125	06-24-2002	Q	I	393,000	00		1010	112,800		1010	37,200		1010	17,400
WATTS ROBERT E III		16928 0192	12-11-1998	U	I	253,000	1	Total		913,400	Total		698,600	Total		628,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
			Total				0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						Assessed
0050										699,500
										0
										207,700
										352,700
										0
										1,259,900
										C
										1,259,900

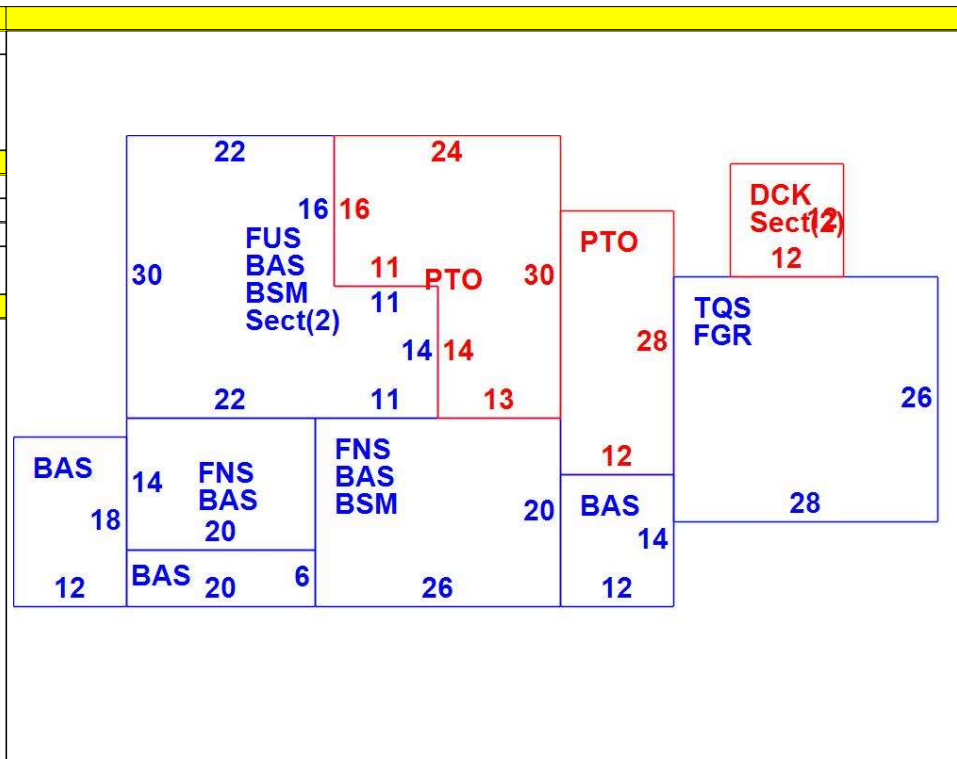
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-199	05-31-2022	AD	Addition	182,820	12-21-2022	55		PLAN AZ-49. 2 STY ADD(FAM		05-26-2022	SJT	5		05	Measure - Under Construct
BPO-22-37	05-23-2022	NC	New Construct	10,000	05-25-2023	100		12X12 DECK		10-20-2020	SJT	5		20	Field Review
BPO-21-565	01-24-2022	NC	New Construct	166,980	05-24-2022	100		PLAN AZ-07 30X36 DTCHD 2 S		09-03-2020	SJT	5		20	Field Review
BPO-20-36	06-10-2020	BP	Bldg Permit	26,500	10-20-2020	100		Construct a 400 sf pool house		03-18-2019	SJT	5		01	Measure - No Entry
2018-52	02-27-2018	AD	Addition	17,000	06-11-2018	100	04-27-2020	IN CONJUNCTION WITH BP-20		06-11-2018	JLF	5		01	Measure - No Entry
2017-416	12-06-2017	RM	Remodel	79,000	06-11-2018	100		KITCHEN & BATH RENOVATIO		11-21-2017	SJD	9		01	Measure - No Entry
305	07-15-2002	MN	Maintenance	4,000		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.076	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	2,700
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			352,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	640	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.90				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	13				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	640				

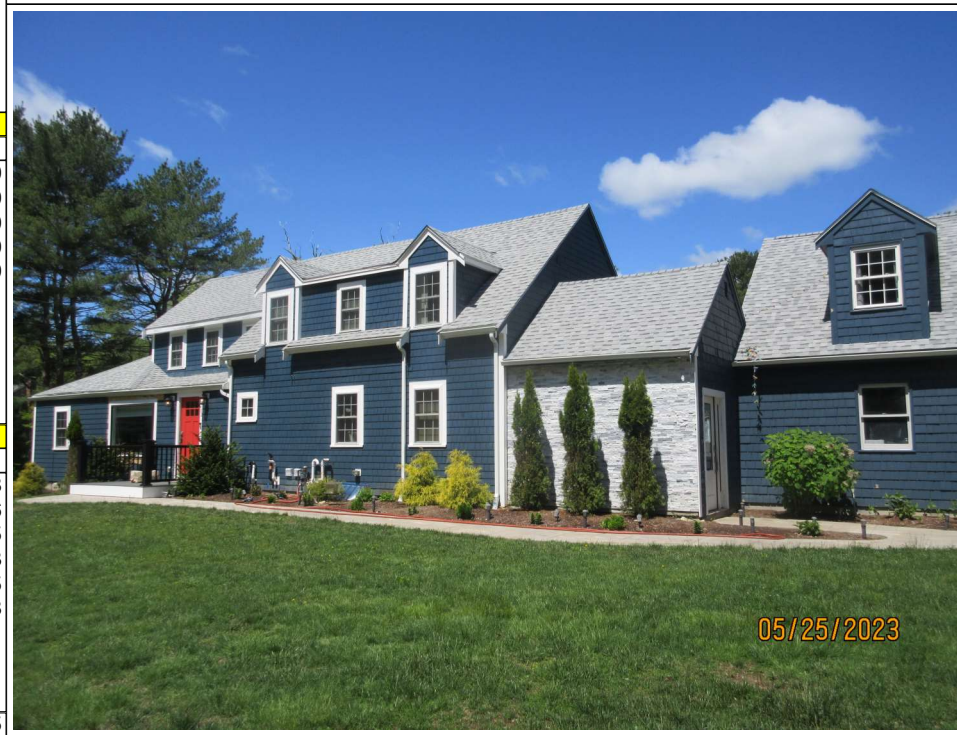
CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		579,605
Replace Cost		32,770
Year Built		1900
Effective Year Built		2003
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		82
Cns Sect Rcnd		502,100
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
SHD1	Shed	L	64	21.00	1987	G	85	C	1.00	1,100
SPL1	Ing Pool - Ave	L	684	64.00	1989	A	70	C	1.00	30,600
BTH	Cabana	L	400	106.00	2020	A	70	C	1.00	29,700
FGR5	Garage - 2 Sto	L	1,080	91.00	2022	A	70	A	2.00	137,600
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,304	1,304	1,304	192.56	251,098
BSM	Basement	0	520	104	38.51	20,026
FGR	Garage	0	728	291	76.97	56,035
FNS	Finished 90% Story	720	800	720	173.30	138,643
PTO	Patio	0	902	45	9.61	8,665
TQS	Three Quarter Story	546	728	546	144.42	105,138
Ttl Gross Liv / Lease Area		2,570	4,982	3,010		579,605



05/25/2023

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		Tax Class T	W							
		Tot Fin Area 2479	District							
		Total Acres .994	Res Exem							
		Chapter Lan								
		GIS ID F_859385_2851072	Assoc Pid#							
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VISION

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					Appraised Xf (B) Value (Bldg)					0						
					Appraised Ob (B) Value (Bldg)					207,700						
					Appraised Land Value (Bldg)					352,700						
					Special Land Value					0						
					Total Appraised Parcel Value					1,259,900						
					Valuation Method					C						
					Total Appraised Parcel Value					1,259,900						

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