

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ROLAND CONNIE A & JOHN C TT		0	Water	0	Two-Way	0	Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA
52 POWDER POINT AVE REALTY TR		0	Septic	0	Paved	0	Average	RESIDNTL	1010	1,499,300	1,499,300	
52 POWDER POINT AVE				0	Medium			RES LAND	1010	2,660,300	2,660,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	95,000	95,000	
Alt Prcl ID		Cyclical		8								
Scnd Home		Exemption		W								
Tax Class T		District		W								
Tot Fin Area 4988		Res Exem										
Total Acres 1.417		Assoc Pid#										
Chapter Lan												
GIS ID F_881899_2843989						Total		4,254,600		4,254,600		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ROLAND CONNIE A & JOHN C TT	43199 0236	06-13-2013	U	I	2,886,800	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SAVARD GERARD & JOANNE	36791 0124	02-11-2009	U	I	1	1A	2023	1010	1,537,400	2022	1010	1,387,800	2021	1010	1,185,900
GRADY JOANNE	35176 0252	10-12-2007	U	I	1	1F		1010	2,473,300		1010	2,114,200		1010	1,923,400
SAVARD GERARD	34965 0164	08-17-2007	U	I	1	1F		1010	54,000		1010	54,000		1010	54,000
PPA REALTY TRUST	22310 0220	06-25-2002	U	I	10	1	Total		4,064,700	Total		3,556,000	Total		3,163,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

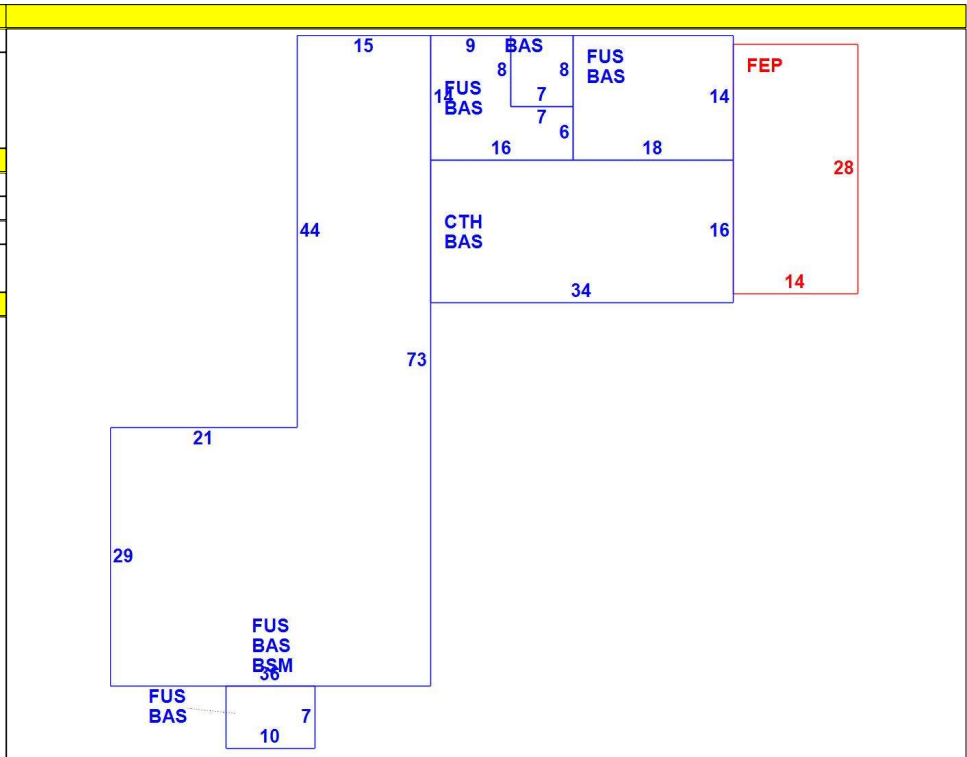
NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,499,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	95,000		
Appraised Land Value (Bldg)	2,660,300		
Special Land Value	0		
Total Appraised Parcel Value	4,254,600		
Valuation Method	C		
Total Appraised Parcel Value	4,254,600		

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
2019-16	01-23-2019	RM	Remodel	100,000	05-11-2020	100	12-31-2019	REMODEL AREA OF FIRST FLO	05-16-2023	SJD	10	1	07	Measure - Info @ Door
249	06-07-2004	RM	Remodel	10,000	05-24-2005	100		REROOF,RESIDE/WNDWS	04-12-2013	VGS			20	Field Review
54	02-24-2003	MN	Maintenance	5,000		100		REBUILD HIP ROOF	09-21-2012	KP	6		30	Quality Control
468	10-29-2002	AD	Addition	60,000	12-12-2003	100		29X48/SCR PORCH	05-31-2008	BSB		1	00	Measure & Listed
339	08-02-2002	AD	Addition	75,000	12-12-2003	100		12X18 2 STY/RMDL INT						
20000216	06-05-2000	NC	New Construct	14,000	07-19-2001	100		ING POOL						
13149	04-13-1994	MN	Maintenance	11,000	09-30-1995	100		STRIP & REROOF						

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	0130	4.259	ROW	W175	1.7500	65.22	2,608,700
1	1010	Single Family	RC	Residual	0.337	AC 35,000.00	1.00000	5	1.00	0130	4.259		1.0000	3.42	50,200	
1	1010	Single Family	RC	Undevelop	0.162	AC 2,000.00	1.00000	0	1.00	0130	4.259		1.0000	0.20	1,400	
Total Card Land Units					1.42	AC	Parcel Total Land Area					1.42	Total Land Value			2,660,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1254	
Model	01	Residential	Bsmt Type	03	
Grade	12	Prime +	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,643,547
Interior Floor 2			Net Other Adj		79,750
Heat Fuel	03	Gas	Replace Cost		1,723,296
Heat Type	05	Hot Water	Year Built		1800
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		R
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		2003
Extra Fixtures	2		Depreciation %		13
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		87
Gas Fireplaces	2		Cns Sect Rcnld		1,499,300
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1254		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
BRN6	Barn - 2 St w/	L	675	72.00	1990	A	70	C	1.00	34,000
SHD1	Shed	L	90	21.00	1980	A	70	C	1.00	1,300
SPL1	Ing Pool - Ave	L	648	64.00	2000	A	70	C	1.00	29,000
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400
PTO	Patio	L	384	15.00	2003	A	70	C	1.00	4,000
PTO	Patio	L	1,581	15.00	2000	A	70	C	1.00	16,600
GNR	GENERATOR	L	1	12400.00	2022	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	2,794	2,794	2,794	292.55	817,385
BSM	Basement	0	1,704	341	58.54	99,760
CTH	Cathedral Ceiling	0	544	54	29.04	15,798
FEP	Finished Enclosed Porch	0	392	235	175.38	68,749
FUS	Finished Upper Story	2,194	2,194	2,194	292.55	641,855
Ttl Gross Liv / Lease Area		4,988	7,628	5,618		1,643,547



05/16/2023