

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TICE CHRISTOPHER M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
TICE JENNIFER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	829,900	829,900	
PO BOX 301		SUPPLEMENTAL DATA			RES LAND	1010	1,333,800	1,333,800		
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2230 Total Acres .5 Chapter Lan GIS ID F_883624_2843463			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	44,000	44,000	
						Total		2,207,700	2,207,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TICE CHRISTOPHER M		41242 0042	04-18-2012	U	I	880,000	1	Year	Code	Assessed	Year	Code	Assessed	
WILLIAMS MICHAELA & ERIN O		33211 0078	08-17-2006	U	I	995,000	1	2023	1010	634,900	2022	1010	581,500	
ZIOUANI SAID		20313 0316	08-03-2001	Q	I	645,000	00		1010	1,228,200		1010	817,200	
									1010	27,100		1010	27,100	
						Total		1,890,200	Total		1,425,800	Total		1,273,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										829,900	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										44,000	
Appraised Land Value (Bldg)										1,333,800	
Special Land Value										0	
Total Appraised Parcel Value										2,207,700	
Valuation Method										C	
Total Appraised Parcel Value										2,207,700	

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
BP-20-77	05-20-2020	AD	Addition	12,000	05-10-2021	100		ADD 8X5 MUDROOM OFF GAR	08-30-2018	JLF	5		01	Measure - No Entry
2018-82	03-19-2018	RM	Remodel	70,000	08-30-2018	100		REMOVE BEARING WALLS AN	08-08-2013	BH			07	Measure - Info @ Door
2016-81	03-24-2016	BP	Bldg Permit	35,000	08-30-2018	100		INGROUND 16' X 36' GUNITE P	04-12-2013	VGS			20	Field Review
2014-127	05-21-2014	RM	Remodel	20,000	06-30-2015	100		CONSTRUCT A FACADE WALL	03-04-2013	AO	6	6	30	Quality Control
186	07-24-2012	AD	Addition	168,300	05-04-2014	100		TWO STORY ADDITION 1ST FL	04-15-2008	BSB		1	07	Measure - Info @ Door
405	09-01-2004	AD	Addition	1,920		100		6 X 8 FRONT ENTRY						
178	05-07-2004	AD	Addition	15,000		100		BIG DECK,PERGOLA,ENT						

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	21,780	SF	14.38	1.00000	5	1.00	0130	4.259		1.0000	61.24	1,333,800
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			1,333,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1222	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	Net Other Adj		956,107
Heat Type	05	Hot Water	Replace Cost		68,400
AC Type	03	Central	Year Built		1,024,507
Bedrooms	5		Effective Year Built		1970
Full Baths	3		Depreciation Code		2002
Half Baths	1		Remodel Rating		VG
Extra Fixtures	2		Year Remodeled		
Total Rooms	7		Depreciation %		19
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		81
Sq Ft Fin Bsmt	750		Cns Sect Rcnd		829,900
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1222		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	24	21.00	1980	A	70	C	1.00	400
SPL2	Ing Pool-Good	L	576	89.00	2016	G	85	C	1.00	43,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,195	2,195	2,195	210.27	461,547
BSM	Basement	0	2,048	410	42.10	86,212
FGR	Garage	0	480	192	84.11	40,372
FHS	Finished Half Story	125	250	125	105.14	26,284
FSP	Screened Porch	0	180	36	42.05	7,570
FUS	Finished Upper Story	1,581	1,581	1,581	210.27	332,440
UST	Unfinished Utility Area	0	24	8	70.09	1,682
Ttl Gross Liv / Lease Area		3,901	6,758	4,547		956,107

