

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PINKHAM CHARLES B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
PINKHAM SUSAN J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	472,800	472,800	
260 NORTH ST		SUPPLEMENTAL DATA			RES LAND	1010	354,600	354,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2028 Total Acres 1.048 Chapter Lan GIS ID F_859681_2857318			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,700	5,700	
							Total	833,100	833,100	

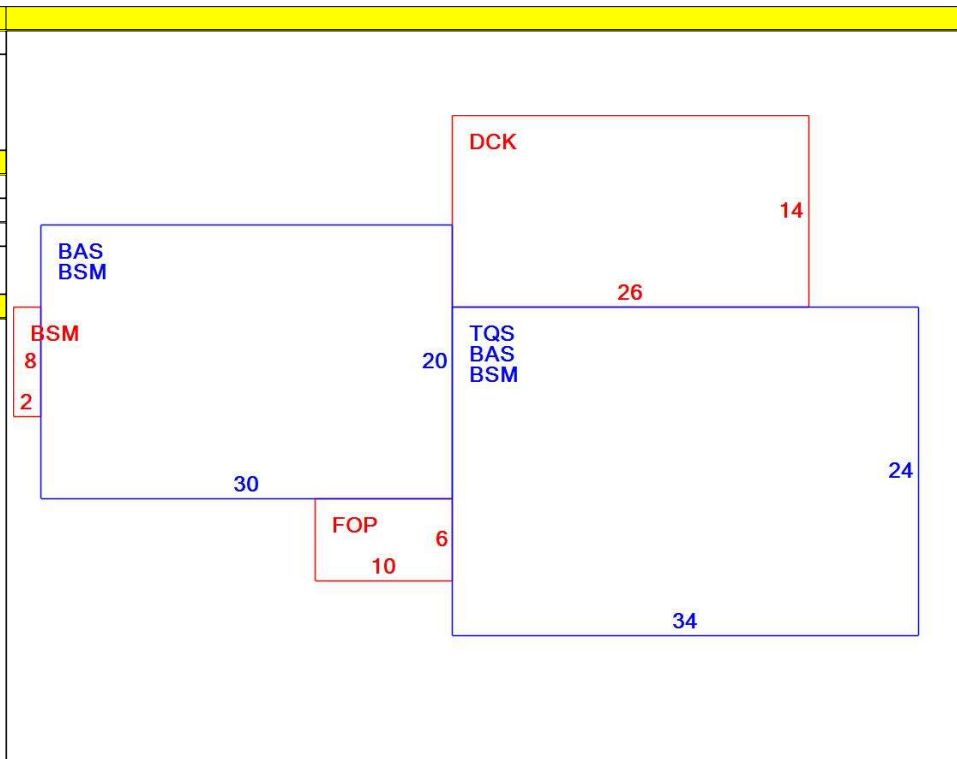
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PINKHAM SUSAN J & CHARLES B TT		LCC 135776	08-21-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PINKHAM CHARLES B		LCC 68156	09-02-1983	Q	I	72,600	00	2023	1010	356,200	2022	1010	310,700
									1010	368,700		1010	303,900
									1010	3,900		1010	3,900
							Total	728,800	Total	618,500	Total	566,200	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									APPRAISED VALUE SUMMARY			
									Appraised Bldg. Value (Card) 472,800			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 5,700			
									Appraised Land Value (Bldg) 354,600			
									Special Land Value 0			
									Total Appraised Parcel Value 833,100			
									Valuation Method C			
							Total	0.00	Total Appraised Parcel Value 833,100			

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
QP-19-277	10-29-2019	RM		7,459		100	12-10-2019	Replace 1 door	09-18-2018	SJD			20	Field Review
413	09-01-2004	NC	New Construct	5,700		100		CONS 12 X 16 BLDG	04-12-2013	VGS			20	Field Review
19990522	11-15-1999	AD	Addition	90,000	05-11-2001	100		2-STORY ADDITION	09-03-2005	KP		1	00	Measure & Listed
11943	06-26-1991	AD	Addition	2,500		100		DECK,LANDING,STAIRS						

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	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,600
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1432	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		557,823
Interior Floor 2			Replace Cost		40,600
Heat Fuel	02	Oil	Year Built		598,423
Heat Type	05	Hot Water	Effective Year Built		1983
AC Type	01	None	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		472,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1432		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
PTO	Patio	L	280	15.00	2000	A	70	C	1.00	2,900
SHD1	Shed	L	192	21.00	2004	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	236.47	334,836
BSM	Basement	0	1,432	286	47.23	67,629
DCK	Deck	0	364	36	23.39	8,513
FOP	Open Porch	0	60	9	35.47	2,128
TQS	Three Quarter Story	612	816	612	177.35	144,717
Ttl Gross Liv / Lease Area		2,028	4,088	2,359		557,823



260 NORTH ST

