

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DACEY PAULA M			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
54 CROOKED LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,648,600	1,648,600	
				0 Light		RES LAND	1010	1,649,600	1,649,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	73,500	73,500	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2190 Total Acres .578 Chapter Lan GIS ID F_885532_2842670			Cyclical Exemption W District Res Exem Assoc Pid#		Total		3,371,700	3,371,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DACEY PAULA M	48951 0187	09-21-2017	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DACEY MATTHEW	46521 0286	01-25-2016	U	I	1	1A	2023	1010	1,268,300	2022	1010	1,042,700	2021	1010	898,600
JJ TWIN ASSOCIATES	42015 0189	09-28-2012	U	I	400,000	1		1010	1,519,300		1010	948,400		1010	943,100
BANCROFT WILLIAM N TRUSTEE	13493 0075	03-29-1995	U	I	240,000	1		1010	45,400		1010	45,400		1010	22,700
BANCROFT W TT/CROOKED LN NOM T	13493 0066	03-29-1995	U	I	1	1F	Total		2,833,000	Total		2,036,500	Total		1,864,400

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)										1,648,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										73,500	
Appraised Land Value (Bldg)										1,649,600	
Special Land Value										0	
Total Appraised Parcel Value										3,371,700	
Valuation Method										C	
Total Appraised Parcel Value										3,371,700	

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
2015-416	12-04-2015	NC	New Construct	46,000	05-01-2017	100		CONSTRUCT 18' X 36' IN GRD	04-19-2016	JLF	5		01	Measure - No Entry
2015-143	05-27-2015	NC	New Construct	775,000	05-01-2017	100		SINGLE FAMILY WITH GUEST	09-01-2015	JLF			01	Measure - No Entry
2013-149	07-02-2013	DM	Demolish	13,500	04-19-2016	100		DEMO EXISTING DWELLING A	04-12-2013	VGS			20	Field Review
2000105	04-05-2000	MN	Maintenance	2,000		100		STRIP&RESHINGLE	08-30-1999	BSB		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	25,217 SF	12.80	1.00000	5	1.00	0130	4.259		L120	1.2000	65.42	1,649,600
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value			1,649,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

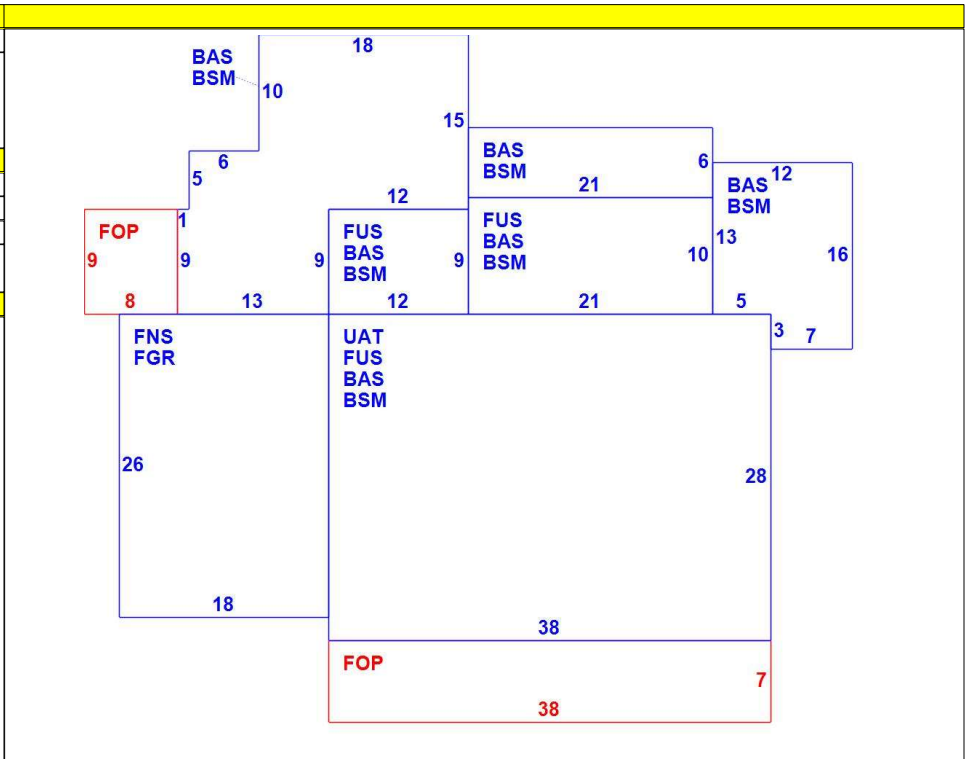
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
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		1,266,424
Interior Floor 2			Replace Cost		77,080
Heat Fuel	03	Gas	Year Built		2015
Heat Type	04	Forced Air-Duc	Effective Year Built		2014
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		93
Extra Openings	1		Cns Sect Rcnd		1,249,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	784		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
SPL2	Ing Pool-Good	L	648	89.00	2016	G	85	B	1.50	73,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,102	2,102	2,102	268.14	563,630
BSM	Basement	0	2,102	420	53.58	112,619
FGR	Garage	0	468	187	107.14	50,142
FNS	Finished 90% Story	421	468	421	241.21	112,887
FOP	Open Porch	0	338	51	40.46	13,675
FUS	Finished Upper Story	1,382	1,382	1,382	268.14	370,569
UAT	Unfinished Attic	0	1,064	160	40.32	42,902
Ttl Gross Liv / Lease Area		3,905	7,924	4,723		1,266,424



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DACEY PAULA M		0	Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,648,600	1,648,600	
54 CROOKED LN				0 Light		RES LAND	1010	1,649,600	1,649,600	
						RESIDNTL	1010	73,500	73,500	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		8						
	Scnd Home	Tax Class T		District Res Exem						
	Tot Fin Area	2190								
	Total Acres	.578								
	Chapter Lan									
	GIS ID	F_885532_2842670		Assoc Pid#						
						Total		3,371,700	3,371,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DACEY PAULA M	48951	0187	09-21-2017	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DACEY MATTHEW	46521	0286	01-25-2016	U	I	1	1A	2023	1010	1,268,300	2022	1010	1,042,700	2021	1010	898,600
JJ TWIN ASSOCIATES	42015	0189	09-28-2012	U	I	400,000	1		1010	1,519,300		1010	948,400		1010	943,100
BANCROFT WILLIAM N TRUSTEE	13493	0075	03-29-1995	U	I	240,000	1		1010	45,400		1010	45,400		1010	22,700
BANCROFT W TT/CROOKED LN NOM T	13493	0066	03-29-1995	U	I	1	1F									
								Total		2,833,000	Total		2,036,500	Total		1,864,400

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				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,648,600		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	73,500		
Appraised Land Value (Bldg)	1,649,600		
Special Land Value	0		
Total Appraised Parcel Value	3,371,700		
Valuation Method	C		
Total Appraised Parcel Value	3,371,700		

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

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	
2	1010	Single Family			SF	0.00	1.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.58	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	1.9				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

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

COST / MARKET VALUATION	
	415,352
Net Other Adj	13,775
Replace Cost	429,127
Year Built	2015
Effective Year Built	2014
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnld	399,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FNS			
BAS			
BSM			
		10	
		8	
		32	
		23	
SHD	13	3	FOP 10 3

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	816	816	816	250.21	204,173
BSM	Basement	0	816	163	49.98	40,785
FNS	Finished 90% Story	662	736	662	225.05	165,640
FOP	Open Porch	0	30	5	41.70	1,251
SHD	Attached Shed	0	39	14	89.82	3,503
Ttl Gross Liv / Lease Area		1,478	2,437	1,660		415,352

