

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GADOURY WILLIAM J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MARKS KRISTY ANN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	814,500	814,500
311 POWDER POINT AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,320,400	1,320,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3563 Total Acres .475 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	22,200	22,200
GIS ID F_885662_2843130		Assoc Pid#			Cyclical Exemption W District Res Exem		Total		2,157,100
							Total		2,157,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GADOURY WILLIAM J	57478	296	12-05-2022	Q	I	2,175,000	00	Year	Code	Assessed	Year	Code	Assessed			
SWEM A CHRISTINE	56830	314	05-20-2022	U	I	1	1A	2023	1010	691,000	2022	1010	631,100			
SWEM R THOMAS	55586	39	09-01-2021	U	I	1	1A		1010	1,215,900		1010	812,700			
SWEM R THOMAS	15560	0254	10-16-1997	U	I	650,000	1		1010	16,100		1010	16,100			
Total								Total		1,923,000	Total		1,459,900	Total		1,288,900

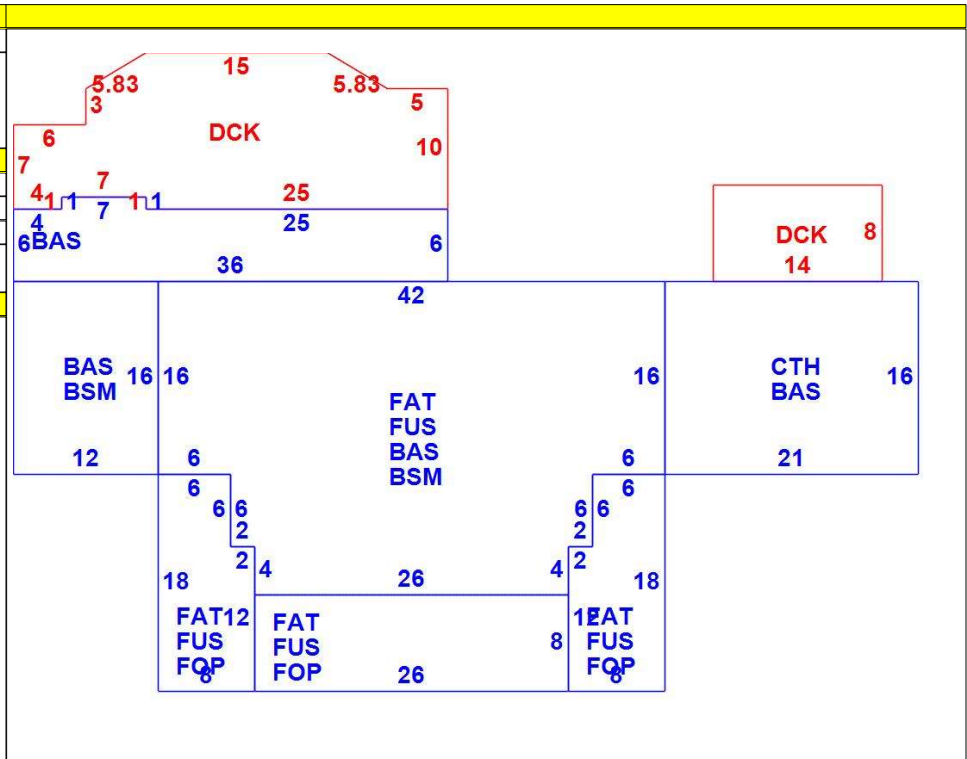
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

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
EPO-23-428	08-24-2023	EL	Electric			0		INSTALL STANDBY GENERATO	05-10-2023	SJD	9	1	00	Measure & Listed
14720	11-03-1997	AD	Addition	35,000		100		8' DORMER/INT REMOD	04-12-2013	VGS			20	Field Review
13654	05-08-1995	MN	Maintenance	10,000	06-05-1996	100		POSTS,DECK ON PORCH	04-16-2008	BSB		1	00	Measure & Listed
11680	08-20-1990	AD	Addition	14,000	06-06-1996	100		ADD KITCH,NEW DECKS						
11468	12-28-1989	MN	Maintenance	8,000	06-06-1996	100								
11401	12-28-1989	AD	Addition	17,400	06-06-1996	100								

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	20,698	SF	14.98	1.00000	5	1.00	0130	4.259		1.0000	63.79	1,320,400
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			1,320,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1148	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,035,052
Interior Floor 2			Replace Cost		36,670
Heat Fuel	03	Gas	Year Built		1,071,723
Heat Type	04	Forced Air-Duc	Effective Year Built		1900
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		814,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1148		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
FGR1	Garage - 1 Sto	L	576	52.00	1990	A	70	C	1.00	21,000
SHD1	Shed	L	80	21.00	2005	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,707	1,707	1,707	262.11	447,413
BSM	Basement	0	1,148	230	52.51	60,284
CTH	Cathedral Ceiling	0	336	34	26.52	8,912
DCK	Deck	0	507	51	26.37	13,367
FAT	Finished Attic	428	1,428	428	78.56	112,181
FOP	Open Porch	0	472	71	39.43	18,609
FUS	Finished Upper Story	1,428	1,428	1,428	262.11	374,286
Ttl Gross Liv / Lease Area		3,563	7,026	3,949		1,035,052

