

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
IKEDA STEPHEN C			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed
HEARST-IKEDA DIANA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	918,600	918,600
PO BOX 2628				0 Light		RES LAND	1010	1,666,900	1,666,900
		SUPPLEMENTAL DATA				RESIDNTL	1010	56,100	56,100
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3378 Total Acres .619 Chapter Lan		Cyclical Exemption W District Res Exem					
		GIS ID F_885695_2842945		Assoc Pid#					
						Total		2,641,600	2,641,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
IKEDA STEPHEN C		15213 0231	05-30-1997	Q	I	581,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	685,900	2022	1010	626,600
									1010	1,543,200		1010	1,013,300
									1010	34,700		1010	34,700
						Total		2,263,800	Total		1,674,600	Total	1,529,800

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			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	918,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	56,100
Appraised Land Value (Bldg)	1,666,900
Special Land Value	0
Total Appraised Parcel Value	2,641,600
Valuation Method	C
Total Appraised Parcel Value	2,641,600

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
QPO-23-14	06-01-2023	MN	Maintenance	15,672		100		Window Replacement		05-25-2023	SJD	10		01	Measure - No Entry
QPO-22-25	10-21-2022	MN	Maintenance	32,626		100	10-21-2022	REPLACE BEDRM & DINING R		04-12-2013	VGS			20	Field Review
510	11-04-2005	AD	Addition	22,500	07-20-2006	100		10X23 ADD,REMODEL		05-27-2008	BSB		1	00	Measure & Listed
145	04-23-2002	AD	Addition	25,000	05-02-2003	100		20 x 45 INGRND POOL							
20000192	05-25-2000	RM	Remodel	5,000	08-27-2001	100		SUNROOM W/WINDOWS							

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	27,000 SF	12.08	1.00000	5	1.00	0130	4.259		L120	1.2000	61.74	1,666,900
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			1,666,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1262		
Model	01	Residential		Bsmt Type	00	N/A	
Grade	09	Custom		Unfin Area	0.00		
Stories	2						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
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		1,017,700	
Interior Floor 2				Replace Cost		38,190	
Heat Fuel	03	Gas		Year Built		1978	
Heat Type	05	Hot Water		Effective Year Built		2008	
AC Type	03	Central		Depreciation Code		E	
Bedrooms	4			Remodel Rating			
Full Baths	3			Year Remodeled			
Half Baths	1			Depreciation %		13	
Extra Fixtures	2			Functional Obsol			
Total Rooms	9			External Obsol			
Bath Style	02	Average		Trend Factor		1.000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	1			Percent Good		87	
Extra Openings	0			Cns Sect Rcnd		918,600	
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	1262			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	900	89.00	2002	A	70	C	1.00	56,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,098	2,098	2,098	260.28	546,070
BSM	Basement	0	1,262	252	51.97	65,591
FGR	Garage	0	576	230	103.93	59,865
FOP	Open Porch	0	48	7	37.96	1,822
FUS	Finished Upper Story	1,280	1,280	1,280	260.28	333,160
PTO	Patio	0	868	43	12.89	11,192
Ttl Gross Liv / Lease Area		3,378	6,132	3,910		1,017,700

