

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
ONEIL CYNTHIA E TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			
63 UPLAND RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,682,800	1,682,800			
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	1,405,600	1,405,600			
Alt Prcl ID		Cyclical 8			RESIDNTL		1010	39,900	39,900	Total	3,128,300	3,128,300
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 4970		District										
Total Acres .67		Res Exem										
Chapter Lan												
GIS ID F_884977_2842183		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ONEIL CYNTHIA E TT	56752	160	04-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ONEIL JOHN B	56740	112	04-28-2022	U	I	1	1F	2023	1010	1,286,000	2022	1010	1,089,800	2021	1010	987,000
ONEIL CYNTHIA E TT	40675	0178	12-05-2011	U	I	100	1A		1010	1,814,700		1010	850,800		1010	777,800
ONEIL JOHN B	40264	0019	08-29-2011	U	I	1	1F		1010	24,800		1010	24,800		1010	24,800
ONEIL CYNTHIA TRS ONEIL JOHN (L/E)	27280	0317	12-23-2003	U	I	100	1F	Total		3,125,500	Total		1,965,400	Total		1,789,600

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)
0130					1,682,800	0	39,900

NOTES												Appraised Land Value (Bldg)
												1,405,600
												Special Land Value
												0
												Total Appraised Parcel Value
												3,128,300
												Valuation Method
												C
												Total Appraised Parcel Value
												3,128,300

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	
2016-383	11-04-2016	SP	Solar Panels	31,125		100		INSTALL SOLAR PANELS	09-07-2023	SJT	10		20	Field Review	
152	05-23-2008	MS	Miscellaneous	35,000		100		14X31.5INGRD POOL	05-25-2023	SJD	10		12	Property Est. - No Access	
37	02-03-2006	RM	Remodel	20,000	08-28-2006	100		FINISH BASEMENT	04-12-2013	VGS			20	Field Review	
499	11-20-2002	NC	New Construct	330,000	05-19-2004	100		2 FL/GAR/SCR PORCH	09-15-2009	KP		1	00	Measure & Listed	
498	11-20-2002	DM	Demolish	5,000	12-28-2002	100		DEM EXISTING DWELLIN							

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	29,185	SF	11.31	1.00000	5	1.00	0130	4.259		1.0000	48.16	1,405,600
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			1,405,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2518	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
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	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	5				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	795				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2518				

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

COST / MARKET VALUATION	
Net Other Adj	1,739,455
Replace Cost	109,744
Year Built	1,849,199
Effective Year Built	2003
Depreciation Code	2012
Remodel Rating	E
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnd	1,682,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	144	21.00	2003	A	70	C	1.00	2,100
SPL2	Ing Pool-Good	L	500	89.00	2008	G	85	C	1.00	37,800
SLR	Solar Panels	L	1	1050.00	2016	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,518	2,518	2,518	292.84	737,365
BSM	Basement	0	2,518	504	58.61	147,590
FGR	Garage	0	820	328	117.14	96,051
FNS	Finished 90% Story	738	820	738	263.55	216,114
FOP	Open Porch	0	298	45	44.22	13,178
FSP	Screened Porch	0	180	36	58.57	10,542
PTO	Patio	0	320	16	14.64	4,685
TQS	Three Quarter Story	1,755	2,340	1,755	219.63	513,930
Ttl Gross Liv / Lease Area		5,011	9,814	5,940		1,739,455

