

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRZEK DONNA J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
PO BOX 232 A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	882,200	882,200	
DUXBURY MA 02331		SUPPLEMENTAL DATA			RES LAND	1010	1,396,700	1,396,700		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2965 Total Acres 1.818 Chapter Lan GIS ID F_880529_2840713		Cyclical Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	88,900	88,900		
						Total		2,367,800	2,367,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRZEK DONNA J		22028 0194	05-03-2002	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	876,000	2022	1010	789,400
									1010	1,218,400		1010	828,900
									1010	55,400		1010	55,400
								Total		2,149,800	Total		1,673,700
											Total		1,509,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES		APPRAISED VALUE SUMMARY	
OFFICE IN BARN / PLACE IN MISC		Appraised Bldg. Value (Card)	882,200
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	88,900
		Appraised Land Value (Bldg)	1,396,700
		Special Land Value	0
		Total Appraised Parcel Value	2,367,800
		Valuation Method	C
		Total Appraised Parcel Value	2,367,800

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-22-74	04-26-2022	MN	Maintenance	38,000		100	04-26-2022	REPLACE WOOD SIDING & 2	04-12-2013	VGS			20	Field Review
2015-142	07-08-2015	RM	Remodel	38,500		100		KITCHEN AND 1/2 BATH REMO	09-17-2012	KP	6		30	Quality Control
335	12-09-2008	MN	Maintenance	9,946		100		RPL SILL&WALLCRHOUSE	08-18-2009	KP			01	Measure - No Entry
11871	04-23-1991	MN	Maintenance	20,000	01-01-1992	100		RESHINGLE HSE,BARN						

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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.900 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	115,300
Total Card Land Units					1.82 AC	Parcel Total Land Area					1.82	Total Land Value			1,396,700

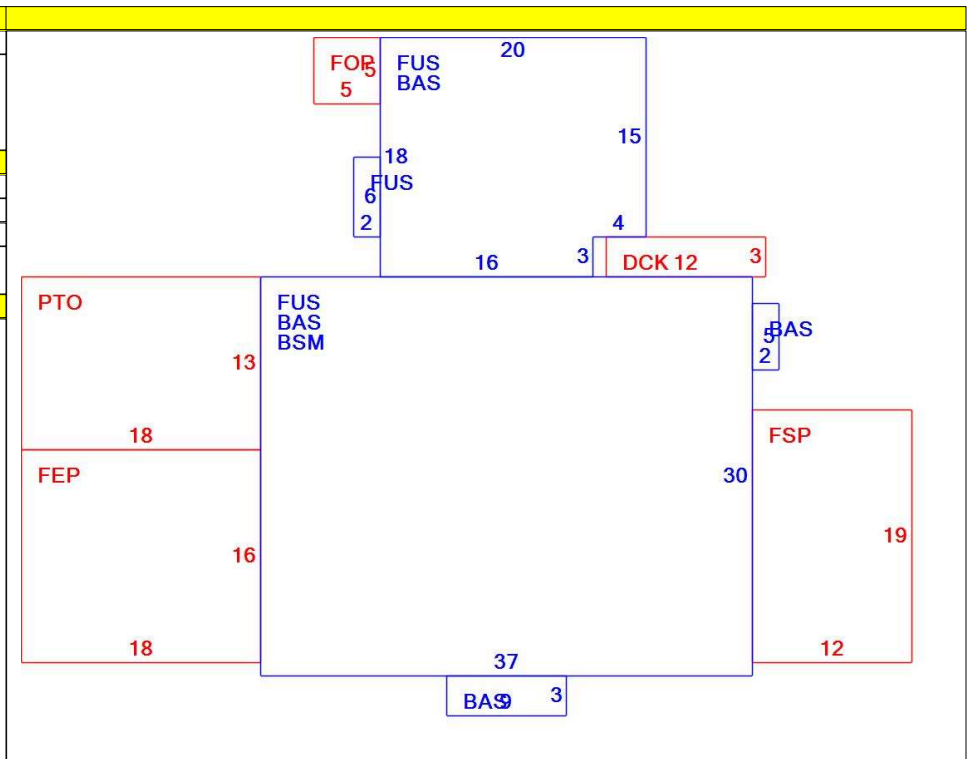
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1110	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	3				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1110				

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

COST / MARKET VALUATION	
Net Other Adj	1,017,753
Replace Cost	58,050
Year Built	1,075,803
Effective Year Built	1800
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	882,200
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
BRN1	Barn - 1 Story	L	1,024	39.00	1985	A	70	C	1.00	28,000
BRN5	Barn - 2 Story	L	1,260	69.00	1985	A	70	C	1.00	60,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,495	1,495	1,495	297.07	444,116
BSM	Basement	0	1,110	222	59.41	65,949
DCK	Deck	0	36	4	33.01	1,188
FEP	Finished Enclosed Porch	0	288	173	178.45	51,393
FOP	Open Porch	0	25	4	47.53	1,188
FSP	Screened Porch	0	228	46	59.93	13,665
FUS	Finished Upper Story	1,470	1,470	1,470	297.07	436,689
PTO	Patio	0	234	12	15.23	3,565
Ttl Gross Liv / Lease Area		2,965	4,886	3,426		1,017,753



42 HARRISON ST

