

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
QUINN MATTHEW I			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
QUINN BRENDA C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	480,400	480,400	
281 SURPLUS ST			SUPPLEMENTAL DATA			RES LAND	1010	519,400	519,400	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2525 Total Acres .87 Chapter Lan GIS ID F_877070_2837976			RESIDNTL	1010	1,800	1,800	
						Total		1,001,600	1,001,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
QUINN MATTHEW I	24398 0219	03-05-2003	Q	I	460,000	00	Year	Code	Assessed	Year	Code	Assessed			
KAUFFMAN JEFFREY A	20521 0290	09-12-2001	Q	I	402,900	00	2023	1010	357,800	2022	1010	298,000			
RAVENS CROFT CHRIS	18194 0281	01-07-2000	Q	I	320,000	00		1010	618,100		1010	478,300			
SURPLUS STREET RLTY TRUST	13980 0085	11-24-1995	U	I	100	1F		1010	1,200		1010	1,200			
							Total		977,100	Total		777,500	Total		690,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			480,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,800
Appraised Land Value (Bldg)			519,400
Special Land Value			0
Total Appraised Parcel Value			1,001,600
Valuation Method			C
Total Appraised Parcel Value			1,001,600

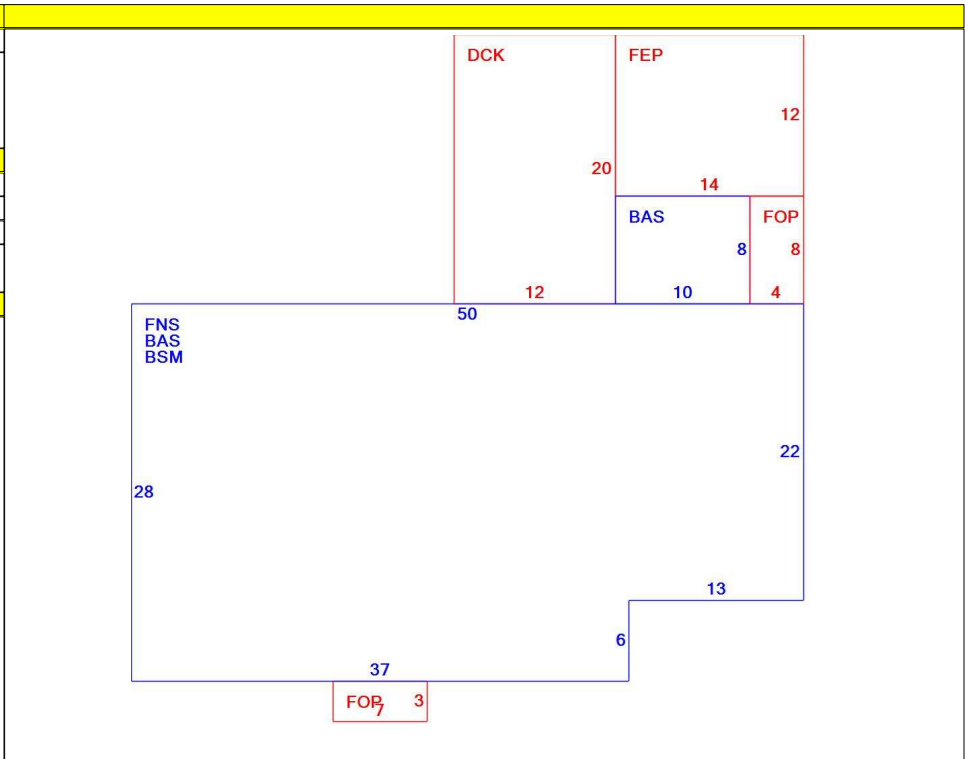
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
125	04-14-2006	MS	Miscellaneous	5,800		100		12X21 DECK	08-20-2020	SJT	10		20	Field Review
515	10-25-2004	RM	Remodel	120,000	05-22-2006	100		RANCH TO CAPE	04-12-2013	VGS			20	Field Review
									05-06-2008	KP		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	37,897 SF	9.12	1.00000	5	1.00	0080	1.503		1.0000	13.71	519,400	
Total Card Land Units					0.87	AC	Parcel Total Land Area					0.87	Total Land Value			519,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1322	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1322				

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

COST / MARKET VALUATION		
Net Other Adj		634,894
Replace Cost		23,200
Year Built		1950
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnd		480,400
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	120	21.00	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,402	1,402	1,402	212.41	297,800
BSM	Basement	0	1,322	264	42.42	56,076
DCK	Deck	0	240	24	21.24	5,098
FEP	Finished Enclosed Porch	0	168	101	127.70	21,453
FNS	Finished 90% Story	1,190	1,322	1,190	191.20	252,768
FOP	Open Porch	0	53	8	32.06	1,699
Ttl Gross Liv / Lease Area		2,592	4,507	2,989		634,894

