

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALLEN JOHN B			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
ALLEN LINDA J			0 Septic	0 Paved	0 Average	RESIDNTL	1010	728,700	728,700
PO BOX 2453		SUPPLEMENTAL DATA				RES LAND	1010	542,400	542,400
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4212 Total Acres 1.228 Chapter Lan GIS ID F_877116_2837107			Cyclical 9 Exemption 22 W District Res Exem Assoc Pid#	RESIDNTL	1010	29,000	29,000
						Total		1,300,100	1,300,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALLEN JOHN B		5763 95	08-27-1984	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	549,300	2022	1010	500,800
									1010	645,100		1010	497,400
									1010	15,900		1010	15,900
						Total		1,210,300		Total		1,014,100	
								Total				840,400	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	728,700	
0080					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	29,000	
					Appraised Land Value (Bldg)	542,400	
					Special Land Value	0	
					Total Appraised Parcel Value	1,300,100	
					Valuation Method	C	
					Total Appraised Parcel Value	1,300,100	

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
QP-19-230	09-18-2019	MN	Maintenance	12,000		100		ROOF	10-11-2016	JLF	10	1	00	Measure & Listed
2014-40	04-08-2014	MN	Maintenance	5,355		100		CHIMNEY REPAIRS	04-12-2013	VGS			20	Field Review
41	04-06-2012	MN	Maintenance	4,425		100		STRIP & RE ROOF 11 SQUARE	11-20-2006	KP		1	00	Measure & Listed
154	05-04-2005	MN	Maintenance	2,500		100		RE-ROOF FRONT						
13981	03-28-1996	NC	New Construct	11,000		100		18X36 HTD ING POOL						
12101	11-12-1991	AD	Addition	5,800	01-01-1992	100		2ND STY ADDITIONS						

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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.310 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	16,300
Total Card Land Units					1.23 AC	Parcel Total Land Area					1.23	Total Land Value			542,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1003	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	676.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,004,133
Interior Floor 2			Net Other Adj		22,240
Heat Fuel	02	Oil	Replace Cost		1,026,373
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		728,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1003		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
SPL1	Ing Pool - Ave	L	648	64.00	1996	A	70	C	1.00	29,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,899	1,899	1,899	197.39	374,847
BSM	Basement	0	1,003	201	39.56	39,676
DCK	Deck	0	314	31	19.49	6,119
FGR	Garage	0	600	240	78.96	47,374
FOP	Open Porch	0	168	25	29.37	4,935
FSP	Screened Porch	0	200	40	39.48	7,896
FUS	Finished Upper Story	1,953	1,953	1,953	197.39	385,507
TQS	Three Quarter Story	360	480	360	148.04	71,061
UHS	Unfinished Half Story	0	1,353	338	49.31	66,718
Ttl Gross Liv / Lease Area		4,212	7,970	5,087		1,004,133

