

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ARMSTRONG JOSEPH D			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
ARMSTRONG JANICE S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	284,000	284,000
44 OLD FIELD LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	484,900	484,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2480 Total Acres 1.248 Chapter Lan GIS ID F_875551_2835849			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,100	7,100
						Total		776,000	776,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ARMSTRONG JOSEPH D		44894 0254	10-30-2014	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	
GAZIN JOAN G		2845 0061	01-01-2001	U	I	0	1	2023	1010	215,800	2022	1010	200,200	
									1010	520,400		1010	330,700	
									1010	4,700		1010	4,700	
						Total		740,900	Total		535,600	Total		505,300

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	284,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,100
Appraised Land Value (Bldg)	484,900
Special Land Value	0
Total Appraised Parcel Value	776,000
Valuation Method	C
Total Appraised Parcel Value	776,000

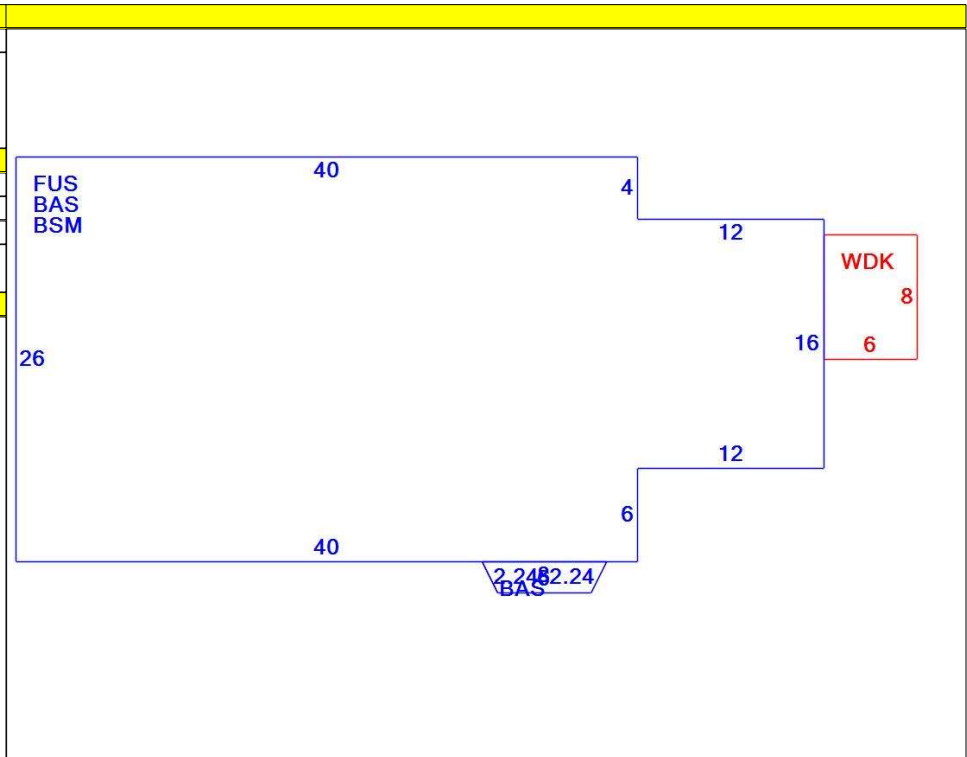
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES									
2 FIREPLACES-NONWORKING									

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
										04-14-2015	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										01-23-2004	K+D		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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.330 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	15,500
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value			484,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1232	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			386,754
Interior Floor 2			Net Other Adj		18,900
Heat Fuel	02	Oil	Replace Cost		405,654
Heat Type	04	Forced Air-Duc	Year Built		1963
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		30
Total Rooms	9		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	2		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnld		284,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1232		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	240	21.00	2014	A	70	A	2.00	7,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,246	1,246	1,246	141.72	176,583
BSM	Basement	0	1,232	246	28.30	34,863
FUS	Finished Upper Story	1,232	1,232	1,232	141.72	174,599
WDK	Deck	0	48	5	14.76	709
Ttl Gross Liv / Lease Area		2,478	3,758	2,729		386,754

