

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MATTERN MICHAEL J		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MATTERN JOYCE B		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	387,900	387,900	
161 CHESTNUT ST				0	Heavy			RES LAND	1010	537,000	537,000	
								RESIDNTL	1010	140,500	140,500	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 7								
Scnd Home				Exemption 22								
Tax Class T				W								
DUXBURY MA 02331		Total Acres 3.918		Chapter Lan		Res Exem						
GIS ID F_875931_2835581		Assoc Pid#										
Total									1,065,400		1,065,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MATTERN MICHAEL J		35224 1	10-26-2007	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BYRNE ROBERT D LIFE ESTATE		31953 0054	12-22-2005	U	I	1	1F	2023	1010	308,500	2022	1010	288,000	2021	1010	272,300	
BYRNE ROBERT D LIFE ESTATE		19370 0101	02-14-2001	U	I	1	1F		1010	606,600		1010	389,200		1010	375,500	
									1010	128,300		1010	128,300		1010	128,300	
Total									1,043,400		Total		805,500		Total		776,100

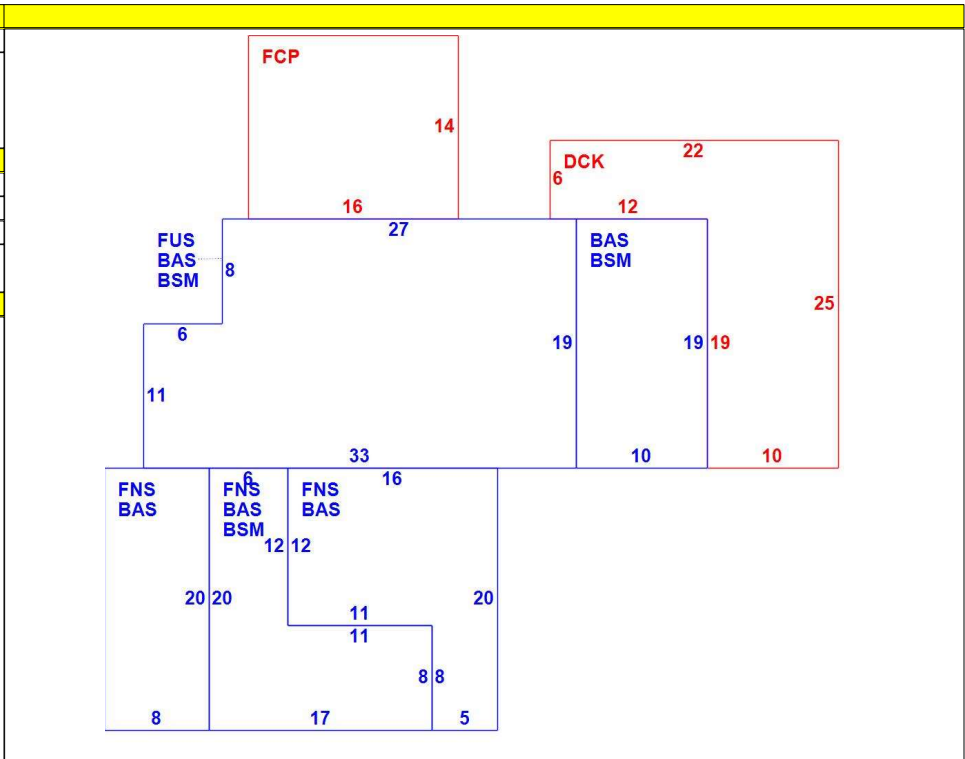
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	22	22 VETERAN	400.00															
Total			400.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B		Tracing	Batch											
0060																
NOTES																
Total Appraised Parcel Value							1,065,400									

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-23-15	06-05-2023	MN	Maintenance	1,000		100		Weatherization and air sealing			05-16-2018	JLF	5		01	Measure - No Entry
2015-368	11-04-2015	NC	New Construct	76,000	05-16-2018	100		CONSTRUCT A 26'X28' DETAC			04-12-2013	VGS			20	Field Review
147	05-02-2006	AD	Addition	132,000	06-26-2007	100		19X35,6X10,19X25,10X			06-26-2007	KP		1	00	Measure & Listed
137	04-24-2006	MS	Miscellaneous	3,000	06-28-2006	100		10X22 UTILITY BLDG								
12095	11-12-1991	NC	New Construct	3,000		100		CARPORT 24 X 16								

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	3,000	AC 35,000.00	0.48000	5	1.00	0060	1.341			1.0000		0.52	67,600	
Total Card Land Units					3.92	AC	Parcel Total Land Area					3.92	Total Land Value					537,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	977	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			523,511
Interior Floor 2			Net Other Adj		22,880
Heat Fuel	02	Oil	Replace Cost		546,391
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	8		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	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		387,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	977		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	107	21.00	1980	A	70	C	1.00	1,600
SHD1	Shed	L	280	21.00	2006	A	70	C	1.00	4,100
SHD1	Shed	L	80	21.00	2006	A	70	C	1.00	1,200
FGRL	GARAGE/LIVI	L	818	161.00	2017	E	100	C	1.00	131,700
WDK	Deck	L	90	21.00	2017	E	100	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,369	1,369	1,369	190.44	260,708
BSM	Basement	0	977	195	38.01	37,135
DCK	Deck	0	322	32	18.93	6,094
FCP	Carport	0	224	34	28.91	6,475
FNS	Finished 90% Story	540	600	540	171.39	102,836
FUS	Finished Upper Story	579	579	579	190.44	110,263
Ttl Gross Liv / Lease Area		2,488	4,071	2,749		523,511

