

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VANDEWATER ROGER S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
VANDEWATER SUSAN T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	369,500	369,500
80 PARTRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	496,300	496,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2275 Total Acres .73 Chapter Lan GIS ID F_879212_2836984			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total		867,900	867,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VANDEWATER ROGER S		LCC 86367	05-17-1994	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed	
O'BRIEN CHRISTOPHER W		LCC 71133	04-23-1985	Q	I	205,000	00	2023	1010	385,500	2022	1010	360,700	
OBRIEN CHRISTOPHER W		LCC 71133	04-23-1985	Q	I	205,000	00		1010	1,015,800		1010	693,800	
									1010	1,400		1010	1,400	
						Total		1,402,700	Total		1,055,900	Total		923,300

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)	369,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	496,300
Special Land Value	0
Total Appraised Parcel Value	867,900
Valuation Method	C
Total Appraised Parcel Value	867,900

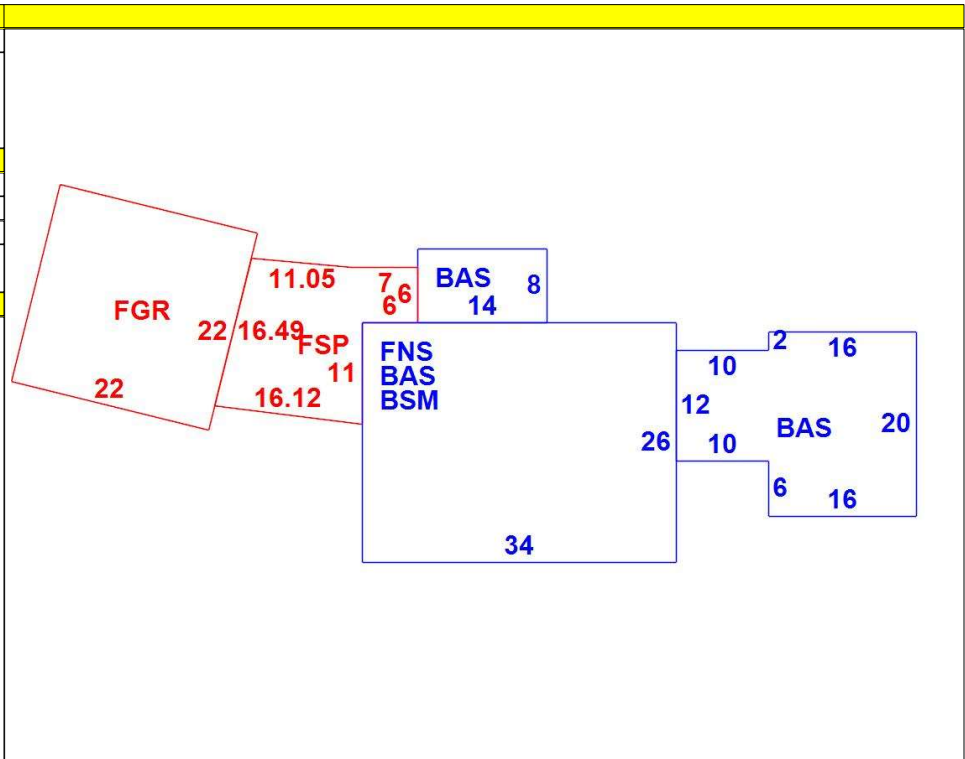
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES													

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
BPO-20-310	11-05-2020	MN	Maintenance	5,416		100		Insulation and air sealing.			08-31-2023	SJD	8	1	00	Measure & Listed
488	10-27-2005	AD	Addition	16,000	09-30-2006	100		CONSTRUCT 17' DORMER			04-12-2013	VGS			20	Field Review
95	03-20-2002	AD	Addition	22,500	05-13-2003	100		8x13 MUDRM/REFRB KIT			10-16-2006	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	29,208	SF 11.30	1.00000	5	1.00	0080	1.503					1.0000	16.99	496,100
1	1010	Single Family	RC	Undevelop	0.059	AC 2,000.00	1.00000	0	1.00	0080	1.503	EASEMENT				1.0000	0.08	200
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value					496,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		499,912
Interior Floor 2			Replace Cost		535,467
Heat Fuel	02	Oil	Year Built		1951
Heat Type	04	Forced Air-Duc	Effective Year Built		1990
AC Type	01	None	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		31
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		69
Extra Openings	0		Cns Sect Rcnd		369,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	442		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	884		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	140	21.00	1973	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	188.15	270,182
BSM	Basement	0	884	177	37.67	33,302
FGR	Garage	0	484	194	75.42	36,501
FNS	Finished 90% Story	796	884	796	169.42	149,767
FSP	Screened Porch	0	270	54	37.63	10,160
Ttl Gross Liv / Lease Area		2,232	3,958	2,657		499,912

