

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CASAL KATHLEEN M		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
42 HAWKINS PL		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,326,900	1,326,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA					RES LAND	1010	706,300	706,300	905 DUXBURY, MA	
Alt Prcl ID		Cyclical			9	RESIDNTL	1010	15,800	15,800	VISION		
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 4546		District										
Total Acres 1.118		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID F_878656_2836170		Total			2,049,000		2,049,000					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CASAL KATHLEEN M		15526	0120	10-01-1997	U	I	750,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	1,024,400	2022	1010	942,600	2021	1010	866,500
										1010	734,600		1010	775,900		1010	655,300
										1010	10,500		1010	10,500			
		Total		1,769,500		Total		1,729,000		Total		1,521,800					

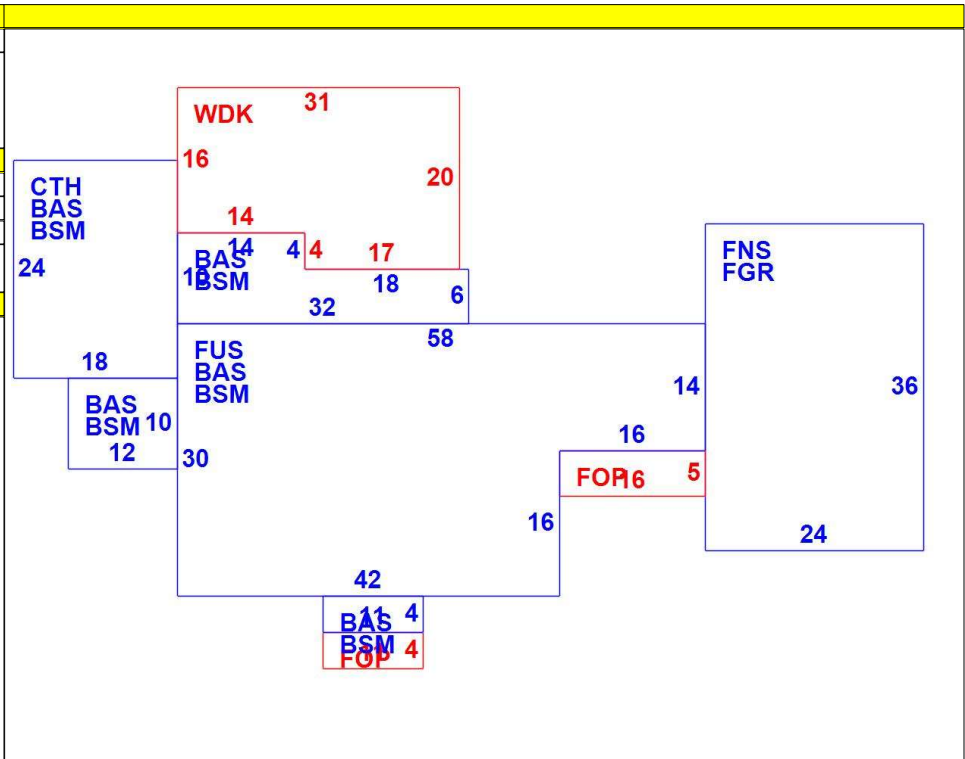
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0094					Appraised Bldg. Value (Card)	1,326,900		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	15,800		
					Appraised Land Value (Bldg)	706,300		
					Special Land Value	0		
					Total Appraised Parcel Value	2,049,000		
					Valuation Method	C		
					Total Appraised Parcel Value	2,049,000		

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-20-361	12-08-2020	MN	Maintenance	11,000		100		Residential weatherization & air s	02-23-2021	SJD	0	1	00	Measure & Listed	
116	07-25-2011	MN	Maintenance	17,800		100		ROOF	03-25-2015	SJD	0	1	00	Measure & Listed	
15026	07-10-1998	RM	Remodel	5,000	06-21-1999	100		FINISH BASEMENT	04-12-2013	VGS			20	Field Review	
14400	03-06-1997	NC	New Construct	257,000	11-28-1997	100		2 STRY DWEL W/AT GAR	07-29-2008	BSB			01	Measure - No Entry	

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	0094	1.978		1.0000	17.31	692,300
1	1010	Single Family	RC	Residual	0.203	AC 35,000.00	1.00000	5	1.00	0094	1.978		1.0000	1.59	14,000
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value		706,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2328	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	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	03	Gable	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		1,581,439
Interior Floor 2	14	Carpet	Replace Cost		164,475
Heat Fuel	02	Oil	Year Built		1,745,914
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		F
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	6		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		1,326,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1872		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	2328		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
PTO	Patio	L	1,500	15.00	2000	A	70	C	1.00	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,328	2,328	2,328	286.49	666,955
BSM	Basement	0	2,328	466	57.35	133,506
CTH	Cathedral Ceiling	0	432	43	28.52	12,319
FGR	Garage	0	864	346	114.73	99,126
FNS	Finished 90% Story	778	864	778	257.98	222,891
FOP	Open Porch	0	124	19	43.90	5,443
FUS	Finished Upper Story	1,484	1,484	1,484	286.49	425,155
WDK	Deck	0	564	56	28.45	16,044
Ttl Gross Liv / Lease Area		4,590	8,988	5,520		1,581,439

