

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COLLIN HUTTON			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
COLLIN ALYSSA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,477,000	1,477,000	
10 HUCKLEBERRY LN		SUPPLEMENTAL DATA			RES LAND	1010	465,000	465,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3788 Total Acres .47 Chapter Lan GIS ID F_879431_2835638			Cyclical 9 Exemption W District Res Exem Assoc Pid#		Total		1,942,000	1,942,000

905
DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COLLIN HUTTON STEWART TT		57804 186	04-06-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
COLLIN HUTTON		56764 317	05-03-2022	U	I	100	1F	2023	1010	552,500	2022	1010	249,000
COLLIN HUTTON STEWART		53898 108	11-27-2020	U	I	1	1A				2021	1010	435,200
RANDALL RUSSELL WILLARD TT		50008 0340	07-05-2018	U	I	1	1A					1010	1,300
RANDALL RUSSELL W		3377 0155	01-01-2001	U	I	0	1	Total		552,500	Total		685,500
								Total			Total		596,500

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)	1,477,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	465,000
Special Land Value	0
Total Appraised Parcel Value	1,942,000
Valuation Method	C
Total Appraised Parcel Value	1,942,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES													

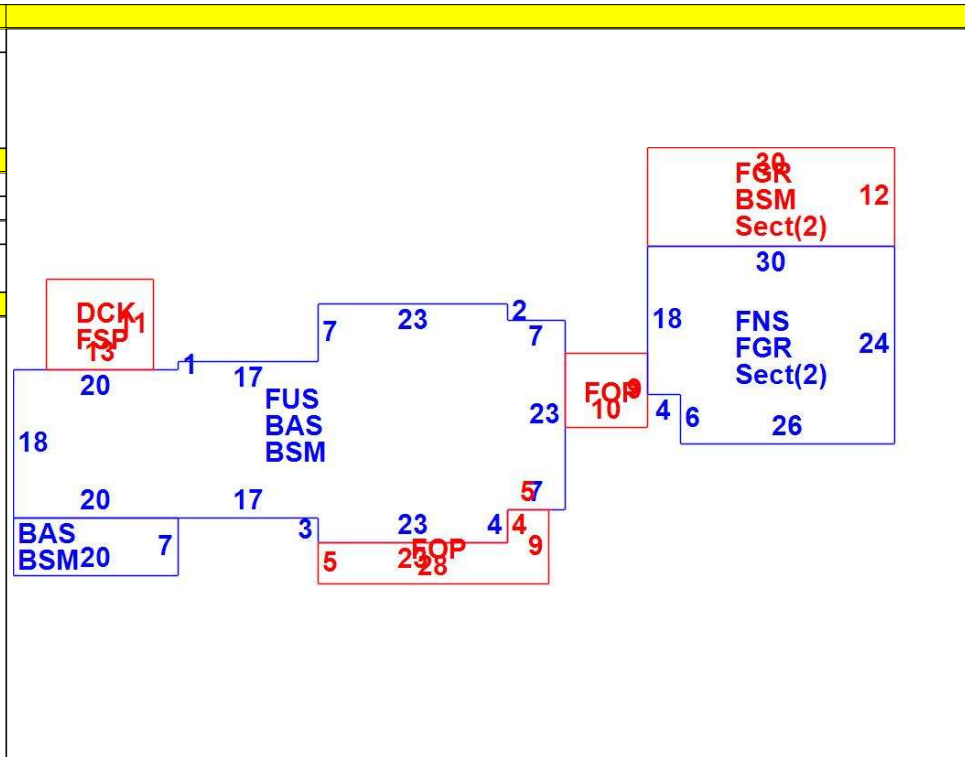
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-99	05-02-2022	NC	New Construct	750,000	01-30-2023	100	07-19-2023	PLAN AZ-038 - 2 STY 1661 SF 3	06-28-2023	SJT	5		06	Inspection Only
BPO-22-98	04-19-2022	DM	Demolish	0	05-31-2022	100	03-09-2023	DEMO EXISTING 1 STY HOUSE	01-30-2023	SJT	5		05	Measure - Under Construct
BPO-23-222		BP	Bldg Permit		06-16-2023	65		Finish approximately 700sf abov						
BPO-22-191		BP	Bldg Permit	7,680	07-19-2023	100		Construct a new 12.6x10.3 (128						

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	20,473 SF	15.11	1.00000	5	1.00	0080	1.503		1.0000	22.71	465,000
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value		465,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1651	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings					
Gas Fireplaces					
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1651				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		1,170,246
Replace Cost		52,250
Year Built		1,614,075
Effective Year Built		2022
Depreciation Code		2021
Remodel Rating		A
Year Remodeled		
Depreciation %		0
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		100
Cns Sect Rcnld		1,222,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,651	1,651	1,651	327.53	540,744
BSM	Basement	0	1,651	330	65.47	108,083
DCK	Deck	0	143	14	32.07	4,585
FOP	Open Porch	0	250	38	49.78	12,446
FSP	Screened Porch	0	143	29	66.42	9,498
FUS	Finished Upper Story	1,511	1,511	1,511	327.53	494,890
Ttl Gross Liv / Lease Area		3,162	5,349	3,573		1,170,246



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Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.75		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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		366,829
Interior Floor 2			Replace Cost		1,614,075
Heat Fuel	03	Gas	Year Built		2022
Heat Type	04	Forced Air-Duc	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		A
Bedrooms	0		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	3		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		UC
Extra Kitchens	0		Condition %		65
Fireplaces	0		Percent Good		65
Extra Openings			Cns Sect Rcnd		254,500
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BSM	Basement	0	360	72	65.51	23,582
FGR	Garage	0	1,056	422	130.89	138,216
FNS	Finished 90% Story	626	696	626	294.58	205,031
Ttl Gross Liv / Lease Area		626	2,112	1,120		366,829

