

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARRINGTON JOHN F			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HARRINGTON KERRY F			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	623,200	623,200	
PO BOX 2572				0 Heavy		RES LAND	1010	441,700	441,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3171 Total Acres .47 Chapter Lan		Cyclical 9 Exemption W District Res Exem		RESIDNTL	1010	900	900	VISION
		GIS ID F_877984_2835487		Assoc Pid#		Total		1,065,800	1,065,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HARRINGTON JOHN F		23075 0284	10-09-2002	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	467,400	2022	1010	391,500
									1010	524,900		1010	413,400
									1010	600		1010	600
								Total		992,900	Total		805,500
								Total		704,500	Total		704,500

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 623,200				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 900					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 441,700					
0080								Special Land Value 0					
NOTES								Total Appraised Parcel Value 1,065,800					
								Valuation Method C					
								Total Appraised Parcel Value 1,065,800					

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-23-301	09-19-2023	RM	Remodel	160,000		0		CREATE SHED DORMER & EN	07-18-2019	SJT	2		30	Quality Control
2018-34	02-07-2018	RM	Remodel	20,000	07-02-2018	100		REMODEL MASTER BATHROO	07-02-2018	JLF	5		01	Measure - No Entry
507	10-21-2004	AD	Addition	92,000	05-22-2006	100		KITCH,DECK,PORC	04-12-2013	VGS			20	Field Review
20000084	03-29-2000	NC	New Construct	30,000	01-25-2001	100		20X24 GAR FP/	05-22-2006	KP		1	00	Measure & Listed
14125	07-24-1996	RM	Remodel	500	01-01-1997	100		RPLCE&ADD 30X49 WNDW						
12077	10-23-1991	RM	Remodel	12,600	01-01-1993	100		BD RM DORMER BATH ST						

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	CLOSE TO SHOPPING AREA	E95	0.9500	21.57	441,700
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			441,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil	Net Other Adj		806,378
Heat Type	05	Hot Water	Replace Cost		47,270
AC Type	03	Central	Year Built		853,647
Bedrooms	4		Effective Year Built		1952
Full Baths	3		Depreciation Code		1994
Half Baths	0		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	600		Cns Sect Rcnld		623,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1424		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
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,878	1,878	1,878	209.18	392,834
BSM	Basement	0	1,424	285	41.86	59,615
DCK	Deck	0	428	43	21.02	8,995
FGR	Garage	0	420	168	83.67	35,142
FNS	Finished 90% Story	947	1,052	947	188.30	198,091
FOP	Open Porch	0	44	7	33.28	1,464
FUS	Finished Upper Story	484	484	484	209.18	101,242
PTO	Patio	0	861	43	10.45	8,995
Ttl Gross Liv / Lease Area		3,309	6,591	3,855		806,378

