

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
O'CONNELL GREGORY			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
O'CONNELL GREGORY & CAROLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	910,700	910,700
25 WADSWORTH LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,603,100	1,603,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2665 Total Acres .924 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	8,700	8,700
GIS ID F_879915_2835068		Assoc Pid#			Total		2,522,500	2,522,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
O'CONNELL GREGORY	51579	179	08-30-2019	U	I	1,750,000	1	Year	Code	Assessed	Year	Code	Assessed
BUTLER JILL PLANK	43955	0099	12-26-2013	U	I	1	1A	2023	1010	772,500	2022	1010	701,500
JOANNE W PLANK 2003 REV TRUST	26176	0001	08-14-2003	U	I	1	1F		1010	1,398,400		1010	951,400
PLANK JOANNE W	14155	0326	02-23-1996	U	I	1	1		1010	6,300		1010	6,300
Total		2,177,200		Total		1,659,200		Total		1,454,500			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	882,200
Appraised Xf (B) Value (Bldg)	28,500
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	1,603,100
Special Land Value	0
Total Appraised Parcel Value	2,522,500
Valuation Method	C
Total Appraised Parcel Value	2,522,500

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
2013-278	10-30-2013	NC	New Construct	175,000		100		DEMO 2ND LEVEL OF CARRIA	09-16-2019	SJD	9	1	00	Measure & Listed
20000434	10-30-2000	RM	Remodel	10,000	10-22-2002	100		ENC DECK ADD BALCONY	04-24-2014	JLF	5	1	07	Measure - Info @ Door
14469	05-13-1997	RM	Remodel	30,000	01-01-1998	100		BDRM/REC/WKSH-P-BASMT	04-12-2013	VGS			20	Field Review
11044	11-07-1988	AD	Addition	135,000	05-22-1990	100			10-22-2002	KP		1	00	Measure & Listed
11006	10-05-1988	AD	Addition	50,000	05-22-1990	100								

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	0090	3.661		V125	1.2500	40.05	1,601,800
1	1010	Single Family	RC	Residual	0.006	AC 35,000.00	1.72413	5	1.00	0090	3.661			1.0000	5.15	1,300
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,603,100

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O'CONNELL GREGORY & CAROLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	910,700	910,700	
25 WADSWORTH LN				0 Light		RES LAND	1010	1,603,100	1,603,100	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2665 Total Acres .924 Chapter Lan			Cyclical 9 Exemption W District Res Exem		RESIDNTL	1010	8,700	8,700
GIS ID F_879915_2835068		Assoc Pid#					Total	2,522,500	2,522,500	

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BUTLER JILL PLANK	43955	0099	12-26-2013	U	I	1	1A	2023	1010	772,500	2022	1010	701,500	2021	1010	643,000	
JOANNE W PLANK 2003 REV TRUST	26176	0001	08-14-2003	U	I	1	1F		1010	1,398,400		1010	951,400		1010	808,000	
PLANK JOANNE W	14155	0326	02-23-1996	U	I	1	1		1010	6,300		1010	6,300		1010	3,500	
Total								2,177,200		Total		1,659,200		Total		1,454,500	

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						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0090												
NOTES												
FUNC=NO RANGE IN KITCHEN AREA AND NO BED ROOM PRIVACY												
						Appraised Bldg. Value (Card)						882,200
						Appraised Xf (B) Value (Bldg)						28,500
						Appraised Ob (B) Value (Bldg)						8,700
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						Special Land Value						0
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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

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	
2	1010	Single Family			SF	0.00	1.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.92	Total Land Value			0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	01	Ranch		Bsmt Area	848		
Model	01	Residential		Bsmt Type	03	Partial	
Grade	06	Good		Unfin Area			
Stories	1			CONDO DATA			
Occupancy	1			Parcel Id		C	Own
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		COST / MARKET VALUATION			
Interior Wall 2				Net Other Adj	269,958		
Interior Floor 1	12	Hardwood		Replace Cost	290,692		
Interior Floor 2				Year Built	1900		
Heat Fuel	03	Gas		Effective Year Built	2008		
Heat Type	05	Hot Water		Depreciation Code	R		
AC Type	03	Central		Remodel Rating			
Bedrooms	1			Year Remodeled			
Full Baths	1			Depreciation %	13		
Half Baths				Functional Obsol	5		
Extra Fixtures	4			External Obsol			
Total Rooms	3			Trend Factor	1.000		
Bath Style	03	Modern		Condition			
Kitchen Style	02	Average		Condition %			
Extra Kitchens				Percent Good	82		
Fireplaces				Cns Sect Rcnld	238,400		
Extra Openings				Dep % Ovr			
Gas Fireplaces				Dep Ovr Comment			
Sq Ft Fin Bsmt	180	Living Area		Misc Imp Ovr			
FBM Quality	05	Poured Conc		Misc Imp Ovr Comment			
Foundation	06			Cost to Cure Ovr			
Bsmt Garage	2			Cost to Cure Ovr Comment			
Bsmt Area	848						

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
ELV-H	Elevator	B	1	34800.00		G	82	C	0.00	28,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	997	997	997	223.47	222,804
BSM	Basement	0	848	170	44.80	37,991
DCK	Deck	0	249	25	22.44	5,587
PTO	Patio	0	315	16	11.35	3,576
Ttl Gross Liv / Lease Area		997	2,409	1,208		269,958

