

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUXBURY RURAL & HIST SOC INC  PO BOX 2865  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	BLDG	9510	392,400	392,400
				0	Heavy			LAND	9510	1,476,500	1,476,500
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID		Cyclical		8				OB	9510	900	900
Scnd Home		Exemption		W							
Tax Class		E		DISTRICT		HISTORIC ATM 2011					
Tot Fin Area		2876		Res Exem							
Total Acres		9.788									
Chapter Lan											
GIS ID		F_876802_2840040		Assoc Pid#							
									Total	1,869,800	1,869,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY RURAL & HIST SOC INC		3461 0258	08-12-1968	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	9510	389,600	2022	9510	350,100	2021	9510	330,600
									9510	1,611,700		9510	1,028,600		9510	1,274,800
									9510	600		9510	600		9510	600
									Total	2,001,900	Total	1,379,300	Total	1,606,000		

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
0060											

NOTES												APPRAISED VALUE SUMMARY						
ANTIQUE COLONIAL CIRCA 1810												Appraised Bldg. Value (Card)						392,400
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						900
												Appraised Land Value (Bldg)						1,476,500
												Special Land Value						0
												Total Appraised Parcel Value						1,869,800
												Valuation Method						C
												Total Appraised Parcel Value						1,869,800

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
2015-349	10-16-2015	MN	Maintenance	79,000		100		REROOF, REPAIR EXTERIOR T		05-06-2014	DG			00	Measure & Listed
413	10-15-2001	AD	Addition	2,500		100		TEMPORARY TENT		04-12-2013	VGS			20	Field Review
15280	01-08-1999	MN	Maintenance	3,000		100		STRIP & REROOF		09-27-2012	KP	6		30	Quality Control
										07-02-2008	BSB			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	951R	Other	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	951R	Other	RC	Secondary	3.673 AC	190,590.00	1.00000	0	1.00	0060	1.341			1.0000	5.87	938,700
1	951R	Other	RC	Residual	2.410 AC	35,000.00	0.53875	5	1.00	0060	1.341			1.0000	0.58	60,900
1	951R	Other	WP	Undevelop	2.780 AC	2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	7,500
Total Card Land Units					9.78	AC	Parcel Total Land Area					9.78	Total Land Value			1,476,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	11	Antique				Bsmt Area	1270				
Model	01	Residential				Bsmt Type	00				
Grade	05	Ave/Good				Unfin Area	919.00	N/A			
Stories	2					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							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	03	Plaster				<b>COST / MARKET VALUATION</b>					
Interior Wall 2											
Interior Floor 1	12	Hardwood						568,089			
Interior Floor 2						Net Other Adj		17,550			
Heat Fuel	03	Gas				Replace Cost		585,638			
Heat Type	05	Hot Water				Year Built		1808			
AC Type	01	None				Effective Year Built		1988			
Bedrooms	2					Depreciation Code		A			
Full Baths	1					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	0					Depreciation %		33			
Total Rooms	9					Functional Obsol					
Bath Style	02	Average				External Obsol					
Kitchen Style	02	Average				Trend Factor		1.000			
Extra Kitchens	0					Condition					
Fireplaces	2					Condition %					
Extra Openings	0					Percent Good		67			
Gas Fireplaces	0					Cns Sect Rcnld		392,400			
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	03	Stone				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	1270					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	60	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	1,438	1,438	1,438	157.37	226,291	
BSM	Basement	0	1,270	254	31.47	39,971	
FUS	Finished Upper Story	1,438	1,438	1,438	157.37	226,291	
UBS	Unfinished First Fl	0	266	133	78.68	20,930	
UHS	Unfinished Half Story	0	774	194	39.44	30,529	
UUS	Unfinished Upper Story	0	266	133	78.68	20,930	
WDK	Deck	0	196	20	16.06	3,147	
Ttl Gross Liv / Lease Area		2,876	5,648	3,610		568,089	

