

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNELLY MICHAEL J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
CONNELLY EMILY A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,350,100	1,350,100	
45 POSSUM RUN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	537,400	537,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4487 Total Acres 1.550 Chapter Lan GIS ID F_877674_2837473			Cyclical 9 Exemption W District Res Exem Assoc Pid#		Total		1,887,500	1,887,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CONNELLY MICHAEL J		28536 0088	06-28-2004	Q	I	1,400,000	00	Year	Code	Assessed	Year	Code	Assessed
VERCOLLONE JOANNE		18303 0348	03-28-2000	U	I	1	1F	2023	1010	1,026,900	2022	1010	939,400
									1010	638,000		1010	492,100
								Total		1,664,900	Total		1,431,500
								Total			Total		1,184,900

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)	1,350,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	537,400
Special Land Value	0
Total Appraised Parcel Value	1,887,500
Valuation Method	C
Total Appraised Parcel Value	1,887,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

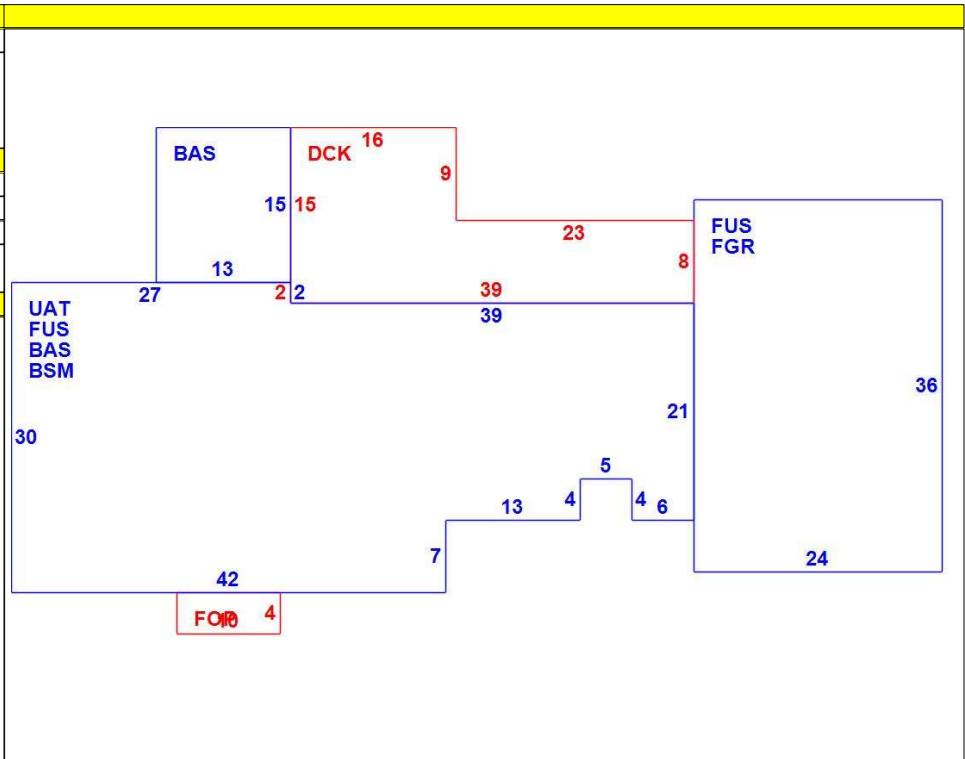
NOTES							

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
QPO-23-15	05-31-2023	MN	Maintenance	24,000		100	05-31-2023	STRIP & REROOF (24 SQUARE	04-12-2013	VGS			20	Field Review
2013-0082	05-15-2013	MN	Maintenance	4,000		100		REFURBISH/REPAIR DUE TO	01-18-2005	KP		1	00	Measure & Listed
2001246	07-02-2001	MN	Maintenance	24,800	09-19-2001	100		REROOF RED CEDAR						
20000043	02-25-2000	RM	Remodel	5,000	09-19-2001	100		KITCHEN						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	PD	Residual	0.149 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	7,800
1	1010	Single Family	WP	Undevelop	0.484 AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.17	3,500
Total Card Land Units					1.55 AC	Parcel Total Land Area					1.55	Total Land Value			537,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1714	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id C Ownr B S		
Exterior Wall 1	11	Clapboard	Adjust Type Code Description Factor%		
Exterior Wall 2			Condo Flr		
Roof Structure	04	Hip	Condo Unit		
Roof Cover	10	Wood Shingle	COST / MARKET VALUATION		
Interior Wall 1	05	Drywall	Net Other Adj 1,566,350		
Interior Wall 2			Replace Cost 80,100		
Interior Floor 1	12	Hardwood	Year Built 1986		
Interior Floor 2			Effective Year Built 2003		
Heat Fuel	02	Oil	Depreciation Code G		
Heat Type	05	Hot Water	Remodel Rating		
AC Type	03	Central	Year Remodeled		
Bedrooms	5		Depreciation % 18		
Full Baths	3		Functional Obsol		
Half Baths	0		External Obsol		
Extra Fixtures	4		Trend Factor 1.000		
Total Rooms	12		Condition		
Bath Style	03	Modern	Condition %		
Kitchen Style	03	Modern	Percent Good 82		
Extra Kitchens	0		Cns Sect Rcnd 1,350,100		
Fireplaces	2		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplaces	0		Misc Imp Ovr		
Sq Ft Fin Bsmt	500		Misc Imp Ovr Comment		
FBM Quality	05	Living Area	Cost to Cure Ovr		
Foundation	06	Poured Conc	Cost to Cure Ovr Comment		
Bsmt Garage	0				
Bsmt Area	1714				



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	1,909	1,909	1,909	285.57	545,153
BSM	Basement	0	1,714	343	57.15	97,951
DCK	Deck	0	456	46	28.81	13,136
FGR	Garage	0	864	346	114.36	98,807
FOP	Open Porch	0	40	6	42.84	1,713
FUS	Finished Upper Story	2,578	2,578	2,578	285.57	736,199
UAT	Unfinished Attic	0	1,714	257	42.82	73,391
Ttl Gross Liv / Lease Area		4,487	9,275	5,485		1,566,350



45 POSSUM RUN

