

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NGUYEN JOE ANH & HALI TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
NGUYEN FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,656,900	1,656,900	
25 POSSUM RUN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	595,600	595,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4357 Total Acres 3.915 Chapter Lan GIS ID F_877597_2838141			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	97,900	97,900	
							Total	2,350,400	2,350,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NGUYEN JOE ANH & HALI TT		52113 19	12-18-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NGUYEN, JOE ANH		51036 330	04-26-2019	Q	I	1,620,000	00	2023	1010	1,285,300	2022	1010	1,184,800	2021	1010	1,008,000
LICK JEFFREY F		41172 0286	03-30-2012	U	I	1,180,000	1		1010	741,900		1010	577,500		1010	481,600
SPOOR MICHAEL C & MARGARET T		36565 0334	11-26-2008	U	I	1,400,000	1		1010	67,200		1010	67,200		1010	59,700
TAVERNA ROBERT J &		9943 0343	09-13-1990	Q	I	600,000	00	Total		2,094,400	Total		1,829,500	Total		1,549,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

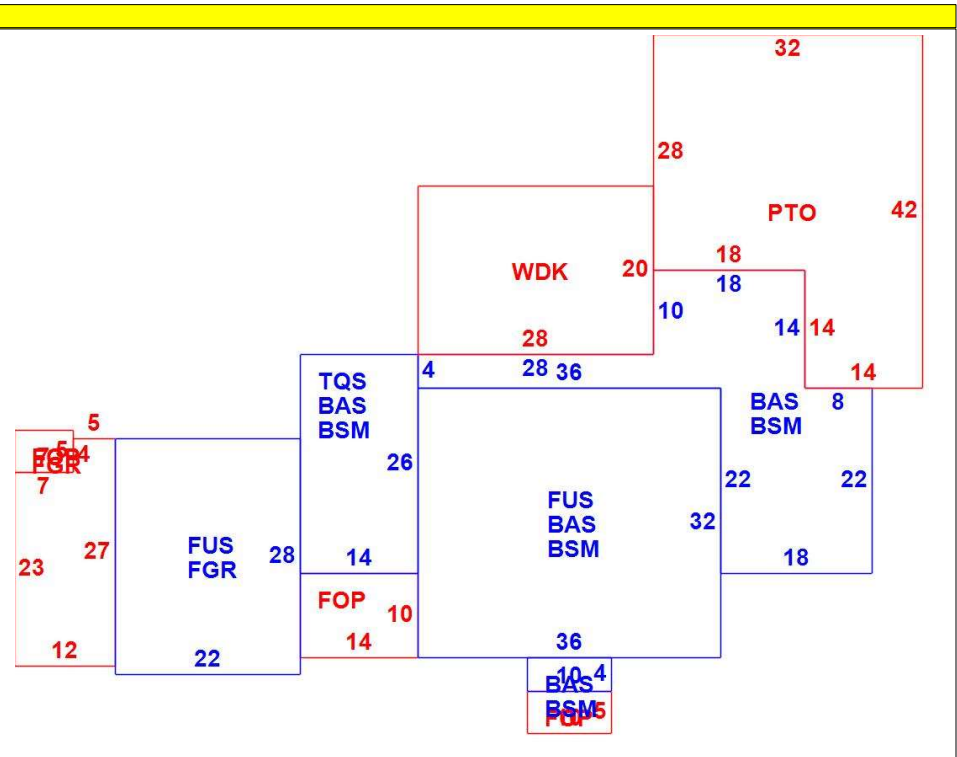
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										1,656,900			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										97,900			
Appraised Land Value (Bldg)										595,600			
Special Land Value										0			
Total Appraised Parcel Value										2,350,400			
Valuation Method										C			
Total Appraised Parcel Value										2,350,400			

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
2013-61	04-10-2013	AD	Addition	18,000	08-01-2013	100		CONSTRUCT A 294' 1 LEVEL A	05-11-2020	SJD	9		20	Field Review
301	09-24-2007	RM	Remodel	25,000		100		BDRM TO LNDRY,BTHRM	08-01-2013	BH			01	Measure - No Entry
94	03-18-2002	AD	Addition	16,000	07-26-2003	100		60x120 TENNIS COURT	04-12-2013	VGS			20	Field Review
19990150	04-22-1999	AD	Addition	30,000		100		KTCH AD + RM KTCHEN	12-06-2011	KP		4	08	Measure - Interior Refusal
14568	07-11-1997	NC	New Construct	12,000	06-05-1998	100		16X22 DECK W/SCRSECT						
11956	07-09-1991	AD	Addition	6,400	01-01-1992	100		DECK&WALK ROUND POOL						

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	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	PD	Residual	2.357	35,000.00	0.54547	5	1.00	0080	1.503		1.0000	0.66	67,600	
1	1010	Single Family	PD	Undevelop	0.640	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	1,900	
Total Card Land Units					3.92	AC	Parcel Total Land Area					3.92	Total Land Value			595,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2316	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	4				
Half Baths	2				
Extra Fixtures	4				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	4				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1760				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2316				
<b>CONDO DATA</b>					
Parcel Id		C			Ownr
					B S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
			1,677,883		
Net Other Adj			205,000		
Replace Cost			1,882,884		
Year Built			1987		
Effective Year Built			2009		
Depreciation Code			E		
Remodel Rating					
Year Remodeled					
Depreciation %		12			
Functional Obsol					
External Obsol					
Trend Factor		1.000			
Condition					
Condition %					
Percent Good		88			
Cns Sect Rcnld			1,656,900		
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
WDK	Deck	L	448	21.00	1991	A	70	B	1.50	9,900
SPL1	Ing Pool - Ave	L	512	64.00	1991	A	70	B	1.50	34,400
TEN	Tennis Court	L	1	48500.00	2003	A	70	C	1.00	34,000
PHS	Pool House	L	196	143.00	2008	A	70	C	1.00	19,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,316	2,316	2,316	314.80	729,077
BSM	Basement	0	2,316	463	62.93	145,752
FGR	Garage	0	912	365	125.99	114,902
FOP	Open Porch	0	225	34	47.57	10,703
FUS	Finished Upper Story	1,768	1,768	1,768	314.80	556,566
PTO	Patio	0	1,092	55	15.86	17,314
TQS	Three Quarter Story	273	364	273	236.10	85,940
WDK	Deck	0	560	56	31.48	17,629
Ttl Gross Liv / Lease Area		4,357	9,553	5,330		1,677,883

