

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN JOHN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
OBRIEN ALEXA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,078,600	1,078,600	
29 REYNOLDS WAY		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	568,500	568,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3008 Total Acres 1.723 Chapter Lan GIS ID F_878118_2837659			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	154,400	154,400	
						Total		1,801,500	1,801,500	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN JOHN		51522 311	08-19-2019	Q	I	1,175,000	00	Year	Code	Assessed	Year	Code	Assessed
OBRIEN STEPHEN B JR		38786 0183	07-30-2010	Q	I	875,000	00	2023	1010	823,800	2022	1010	756,300
									1010	676,100		1010	521,200
									1010	34,700		1010	34,700
								Total		1,534,600	Total		1,312,200
								Total			Total		1,114,600

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)	1,078,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	154,400
Appraised Land Value (Bldg)	568,500
Special Land Value	0
Total Appraised Parcel Value	1,801,500
Valuation Method	C
Total Appraised Parcel Value	1,801,500

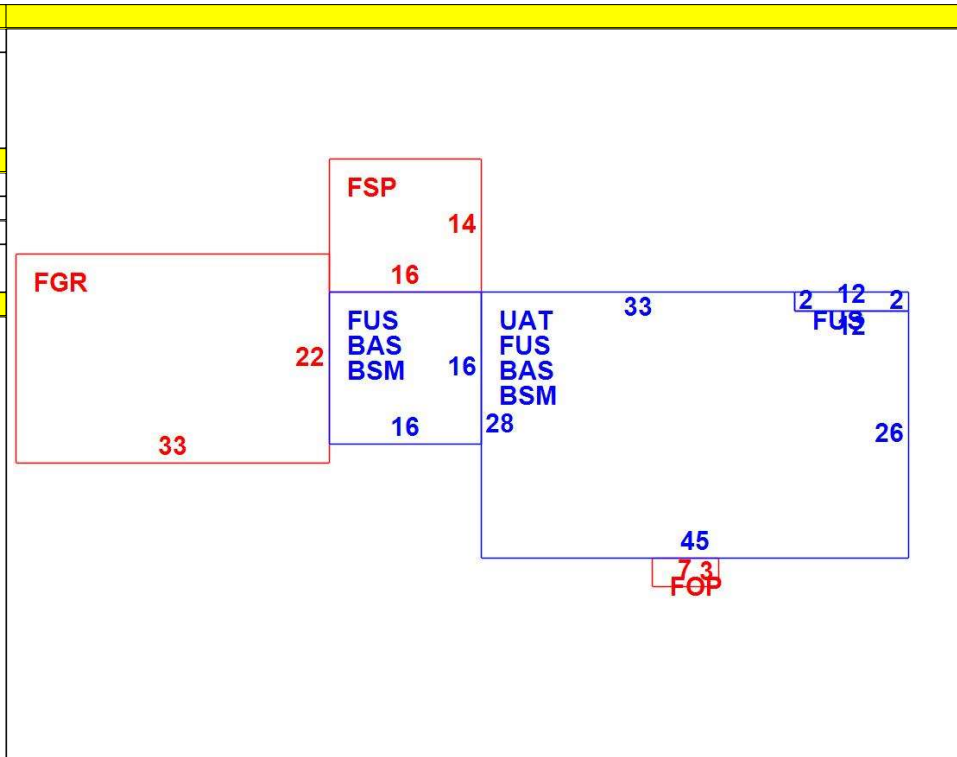
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

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
BPO-22-18	01-25-2022	NC	New Construct	82,984		100	03-31-2023	PLAN AZ-08: 560SF POOL HSE, REMOVE 2 INTERIOR WALLS, SCREENED PORCH	09-14-2020	SJT	5		20	Field Review
2018-63	03-05-2018	BP	Bldg Permit	40,000		100			05-11-2020	SJD	9		20	Field Review
20010004	01-04-2001	AD	Addition	5,000	09-10-2002	100			04-12-2013	VGS			20	Field Review
									11-29-2010	KP		1	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			13.15	526,100
1	1010	Single Family	RC	Residual	0.805 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.21	42,400
Total Card Land Units					1.72 AC	Parcel Total Land Area					1.72	Total Land Value			568,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1492	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,141,348
Interior Floor 2			Replace Cost		98,438
Heat Fuel	02	Oil	Year Built		1,239,786
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	01	None	Depreciation Code		2008
Bedrooms	5		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	1		Cns Sect Rcnd		1,078,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	790		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1492		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
SPL2	Ing Pool-Good	L	700	89.00	1982	A	70	C	1.00	43,600
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500
PHS	Pool House	L	974	143.00	2023	A	70	C	1.00	97,500
SHD1	Shed	L	189	21.00	2023	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,492	1,492	1,492	298.08	444,735
BSM	Basement	0	1,492	298	59.54	88,828
FGR	Garage	0	726	290	119.07	86,443
FOP	Open Porch	0	21	3	42.58	894
FSP	Screened Porch	0	224	45	59.88	13,414
FUS	Finished Upper Story	1,516	1,516	1,516	298.08	451,889
UAT	Unfinished Attic	0	1,236	185	44.62	55,145
Ttl Gross Liv / Lease Area		3,008	6,707	3,829		1,141,348

