

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BRUCE STEPHEN P			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BRUCE ANNA LISA R			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	888,200	888,200	
110 PRIOR FARM RD									RES LAND	1010	531,900	531,900	
									RESIDNTL	1010	25,600	25,600	
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>
Alt Prcl ID					Cyclical	9							
Scnd Home					Exemption								
Tax Class	T					W							
Tot Fin Area	3074					District							
Total Acres	1.028					Res Exem							
Chapter Lan					Assoc Pid#								
GIS ID	F_875646_2837294												
										Total	1,445,700	1,445,700	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BRUCE STEPHEN P	LCC	113387	06-09-2009	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WHEAR GARY R	LCC	108198	10-31-2005	Q	I	900,000	00	2023	1010	672,100	2022	1010	566,800	2021	1010	535,900
MCNABB TERRENCE M JR	LCC	97068	03-07-2000	Q	I	1	00		1010	632,600		1010	487,700		1010	406,400
KIMBALL KEVIN M	LCC	89446	04-16-1996	Q	I	387,500	00		1010	7,800		1010	7,800		1010	13,300
KEATING RICHARD J & CAROLA	LCC	87144	10-14-1994	Q	I	373,000	00									
										Total	1,312,500	Total	1,062,300	Total		955,600

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											
0080															

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						888,200
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						25,600
										Appraised Land Value (Bldg)						531,900
										Special Land Value						0
										Total Appraised Parcel Value						1,445,700
										Valuation Method						C
										Total Appraised Parcel Value						1,445,700

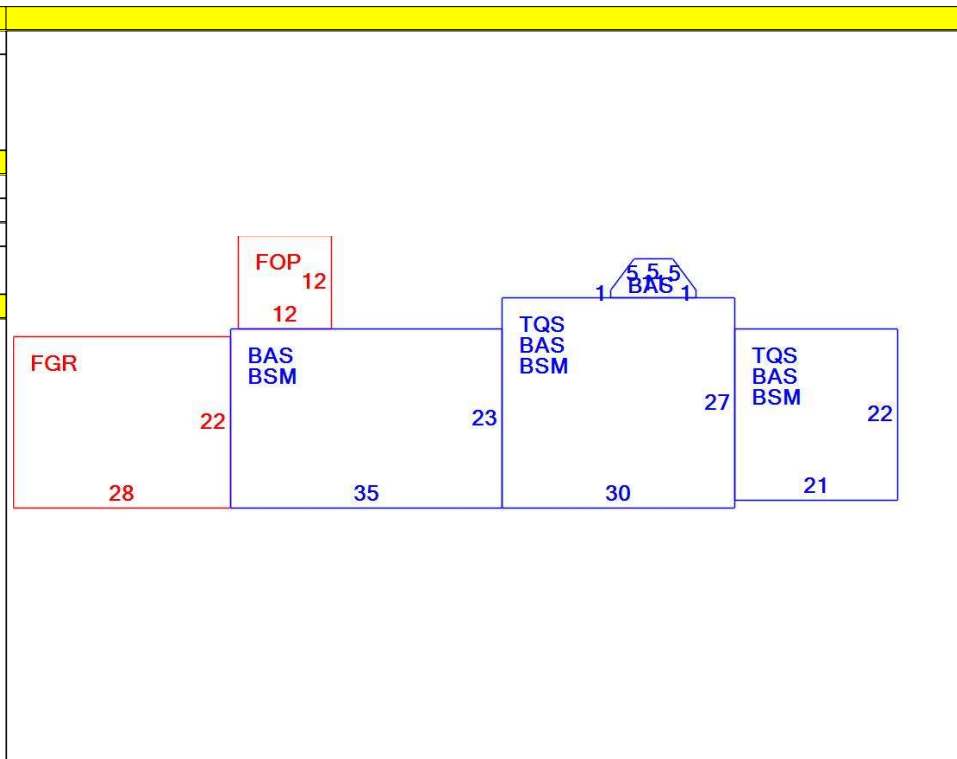
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-328	09-13-2023	RM	Remodel	45,475		100		REPLACE BATHROOM (199 SF)		10-07-2020	SJT	10		20	Field Review
2018-170	08-27-2018	MN	Maintenance	4,000		100		REPLACE 1 DOOR		04-12-2013	VGS			20	Field Review
2018-125	06-21-2018	MN	Maintenance	19,035		100		STRIP & REROOF		06-06-2005	KP		1	00	Measure & Listed
2016-7	01-11-2016	MN	Maintenance	4,900		100		STRIP & REROOF							
173	05-14-2002	AD	Addition	16,800	05-19-2003	100		7X20 2 STRY ADD							
148	04-24-2002	AD	Addition	30,000	05-19-2003	100		BUILD 3 DORMERS							
12685	02-03-1993	RM	Remodel	60,000	01-01-1994	100		CHNG WALL+STRS+WNDWS							

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			526,100	
1	1010	Single Family	RC	Residual	0.110	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0002	1.21	5,800
					Total Card Land Units	1.03	AC	Parcel Total Land Area				1.03	Total Land Value			531,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2077	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	3				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	840				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2077				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	949,657
Replace Cost	83,125
Year Built	1,032,782
Effective Year Built	1969
Depreciation Code	2007
Remodel Rating	E
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	86
Cns Sect Rcnd	888,200
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
GAZ	Gazebo	L	95	56.00	2002	A	70	B	1.50	5,600
PTO	Patio	L	500	15.00	2002	A	70	C	1.00	5,300
HTB	Hot Tub	L	1	10500.00	2000	A	70	A	2.00	14,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,120	2,120	2,120	252.77	535,872
BSM	Basement	0	2,077	415	50.51	104,900
FGR	Garage	0	616	246	100.94	62,181
FOP	Open Porch	0	144	22	38.62	5,561
TQS	Three Quarter Story	954	1,272	954	189.58	241,143
Ttl Gross Liv / Lease Area		3,074	6,229	3,757		949,657

