

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROCKWELL GREG L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
BROCKWELL CYNTHIA G			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	544,400	544,400	
120 MEETING HOUSE RD		SUPPLEMENTAL DATA			RES LAND	1010	543,500	543,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2190 Total Acres 1.248 Chapter Lan GIS ID F_876512_2835886			Cyclical Exemption W District Res Exem Assoc Pid#		Total		1,087,900	1,087,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROCKWELL GREG L		LCC 123842	08-01-2016	Q	I	735,000	00	Year	Code	Assessed	Year	Code	Assessed			
WALECKA DAVID H & EGGERS-WALECK		LCC 111434	12-20-2007	Q	I	640,000	00	2023	1010	415,400	2022	1010	349,800			
DRUMMEY PAUL R		108175 0	10-27-2005	U	I	1	1F		1010	646,300	2021	1010	415,300			
Total								1,061,700		Total		847,700		Total		765,100

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)			544,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			543,500
Special Land Value			0
Total Appraised Parcel Value			1,087,900
Valuation Method			C
Total Appraised Parcel Value			1,087,900

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
8	03-07-2008	MN	Maintenance	20,000		100		RPL 23 WINDOWS/1DR		06-08-2017	SJD	9	1	01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										05-14-2008	BSB		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	0.330	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.21	17,400	
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			543,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	Net Other Adj		595,084
Heat Type	05	Hot Water	Replace Cost		45,385
AC Type	01	None	Year Built		1964
Bedrooms	3		Effective Year Built		2006
Full Baths	2		Depreciation Code		E
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	480		Cns Sect Rcnd		544,400
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1080		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	219.02	278,597
BSM	Basement	0	1,080	216	43.80	47,309
CAN	Canopy	0	132	13	21.57	2,847
FGR	Garage	0	484	194	87.79	42,490
FNS	Finished 90% Story	972	1,080	972	197.12	212,890
FOP	Open Porch	0	64	10	34.22	2,190
TDK	Trex Deck	0	400	40	21.90	8,761
Ttl Gross Liv / Lease Area		2,244	4,512	2,717		595,084

