

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GREENSTIEN MEGAN DRISCOLL TT MEGAN DRISCOLL-GREENSTEIN RE 416 WASHINGTON ST  DUXBURY MA 02332			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	999,500	999,500	
			SUPPLEMENTAL DATA		0	Light			RES LAND	1010	1,141,900	1,141,900	
			Alt Prcl ID		Cyclical		8						
			Scnd Home		Exemption								
			Tax Class		W								
			Tot Fin Area		District								
			Total Acres		Res Exem								
			Chapter Lan										
			GIS ID		F_880904_2839564		Assoc Pid#		Total		2,209,500	2,209,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GREENSTIEN MEGAN DRISCOLL TT	44922	0090	11-07-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREENSTEIN MEGAN DRISCOLL	40468	0334	10-21-2011	U	I	1	1F	2023	1010	769,300	2022	1010	635,000	2021	1010	592,400
GREENSTEIN ERIC	37081	0271	04-21-2009	U	I	1	1A		1010	995,100		1010	689,200		1010	561,100
DRISCOLL-GREENSTEIN MEGAN	26083	0117	09-06-2003	U	I	829,000	1A		1010	42,100		1010	42,100		1010	42,100
								Total		1,806,500	Total		1,366,300	Total		1,195,600

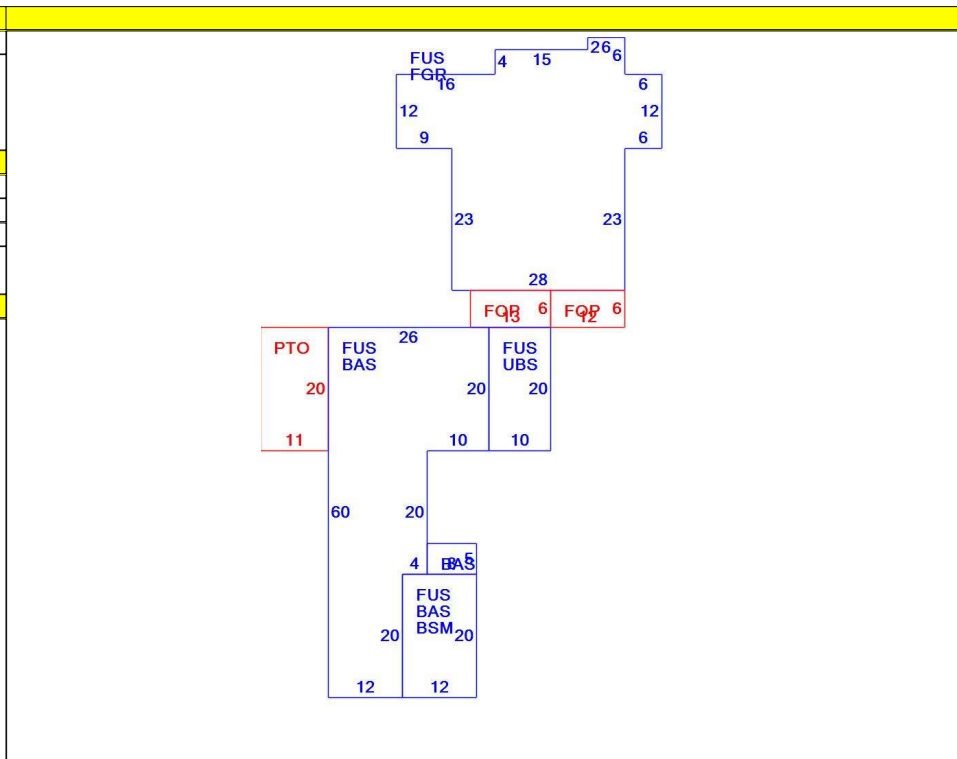
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0090												
NOTES								Appraised Bldg. Value (Card)				999,500
FIREPLACE- 4 NON-WORKING 99 FUNC. ADJ								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				68,100
								Appraised Land Value (Bldg)				1,141,900
								Special Land Value				0
								Total Appraised Parcel Value				2,209,500
								Valuation Method				C
								Total Appraised Parcel Value				2,209,500

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-22-16	07-28-2022	MN	Maintenance	8,354		100	07-28-2022	AIR SEALING/CELLULOSE	05-16-2018	JLF	5		12	Property Estimated - No Ac	
2017-129	05-03-2017	BP	Bldg Permit	43,000	05-16-2018	100		INSTALL A IN-GRD 17' X 45' GU	04-12-2013	VGS			20	Field Review	
2016-245	11-29-2016	MN	Maintenance	11,000		100		STRIP & REROOF	04-30-2008	KP		1	00	Measure & Listed	
12	02-10-2010	MN	Maintenance	9,000		100		RPL 9 WINDOWS							
177	11-19-2009	MN	Maintenance	18,000		100		RPL WINDOWS							
391	10-30-2006	AD	Addition	130,050	04-30-2008	100		GARAGE/2ND FLR GUEST							
390	10-30-2006	AD	Addition	14,450		100		FOUNDATION/GARAGE							

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	21,345	SF	14.61	1.00000	5	1.00	0090	3.661		1.0000	53.50	1,141,900
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			1,141,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	240	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	200.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B		
Roof Structure	04	Hip	S		
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		1,169,936
Heat Fuel	03	Gas	Replace Cost		49,020
Heat Type	04	Forced Air-Duc	Year Built		1,218,955
AC Type	01	None	Effective Year Built		1814
Bedrooms	5		Depreciation Code		2003
Full Baths	3		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	3		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		999,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	240		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
SPL2	Ing Pool-Good	L	765	89.00	2017	E	100	C	1.00	68,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,360	1,360	1,360	242.73	330,106	
BSM	Basement	0	240	48	48.55	11,651	
FGR	Garage	0	1,256	502	97.01	121,848	
FOP	Open Porch	0	150	23	37.22	5,583	
FUS	Finished Upper Story	2,776	2,776	2,776	242.73	673,805	
PTO	Patio	0	220	11	12.14	2,670	
UBS	Unfinished First Fl	0	200	100	121.36	24,273	
Ttl Gross Liv / Lease Area		4,136	6,202	4,820		1,169,936	

