

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BEAVER DANIEL			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
BRIERE CATHERINE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	526,900	526,900
302 WASHINGTON ST		SUPPLEMENTAL DATA			RES LAND	1010	988,700	988,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2459 Total Acres .25 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	20,100	20,100
GIS ID F_880762_2837885		Assoc Pid#			Total		1,535,700	1,535,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BEAVER DANIEL		LCC 110776	07-09-2007	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BEAVER DANIEL P		LCC 110399	04-20-2007	U	I	710,000	1	2023	1010	523,200	2022	1010	470,700
MCCARTHY NOMINEE REALTY TRUST		LCC 102864	02-26-2003	U	I	1	1F		1010	858,200		1010	581,600
									1010	15,200		1010	15,200
		Total						Total		1,396,600	Total		1,067,500
								Total			Total		984,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			526,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			20,100
Appraised Land Value (Bldg)			988,700
Special Land Value			0
Total Appraised Parcel Value			1,535,700
Valuation Method			C
Total Appraised Parcel Value			1,535,700

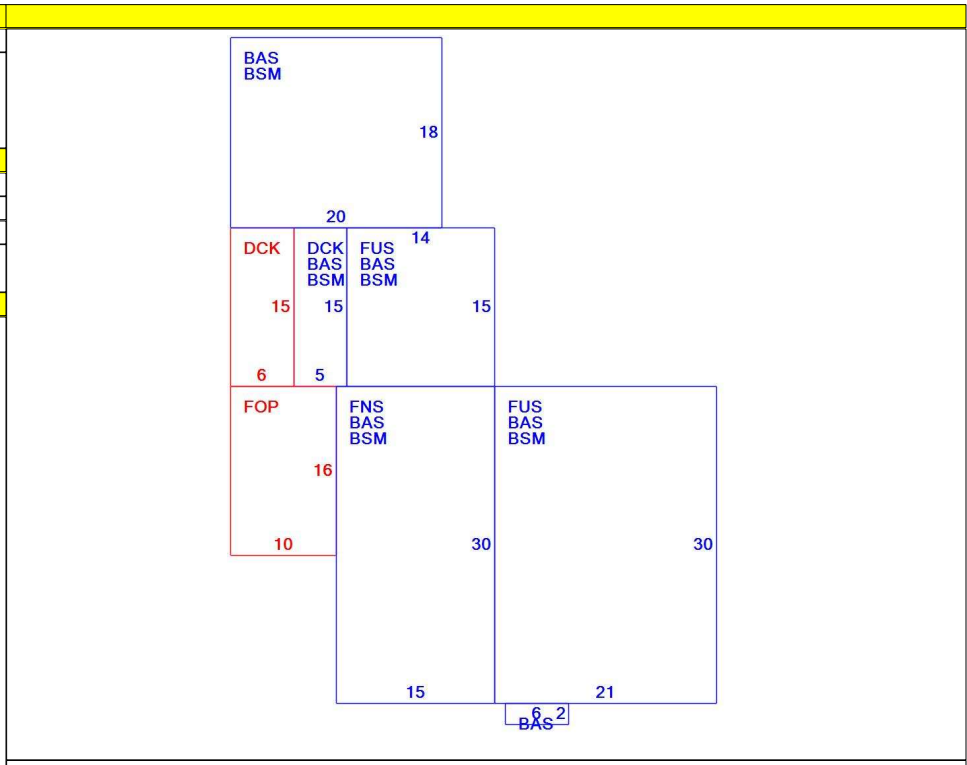
NOTES							
ANTIQUE GARAGE & SHD ATTACHED 2 FPL'S--1 NON FUNCTIONAL							

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-23-143	06-13-2023	SP	Solar Panels	25,668		0		12 ROOF TOP SOLAR PANELS NEW ROOF,SIDING,DOORS & DEMO EXISTING DWELLING, C	06-08-2015	JLF	5	1	00	Measure & Listed	
QPO-23-10	03-27-2023	MN	Maintenance	80,000	03-27-2023	100			05-20-2015	JLF	5			01	Measure - No Entry
2014-192	07-08-2014	DM	Demolish	217,935	05-20-2015	100			04-12-2013	VGS				20	Field Review
									10-18-2006	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	10,890	SF	24.80	1.00000	5	1.00	0090	3.661		1.0000	90.79	988,700
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			988,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			617,092
Interior Floor 2			Net Other Adj		25,520
Heat Fuel	03	Gas	Replace Cost		642,612
Heat Type	04	Forced Air-Duc	Year Built		1803
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		526,900
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	1080		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
FGR1	Garage - 1 Sto	L	484	52.00	1985	A	70	C	1.00	17,600
SHD1	Shed	L	168	21.00	1980	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,737	1,737	1,737	183.22	318,257
BSM	Basement	0	1,725	345	36.64	63,212
DCK	Deck	0	165	17	18.88	3,115
FNS	Finished 90% Story	405	450	405	164.90	74,205
FOP	Open Porch	0	160	24	27.48	4,397
FUS	Finished Upper Story	840	840	840	183.22	153,906
Ttl Gross Liv / Lease Area		2,982	5,077	3,368		617,092

