

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COREY DAVID PAUL BREAKEFIELD XANDRA O 32 LINDEN LN			0	Water	0	Private	0	Average	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 701,900 3,530,300	Assessed 701,900 3,530,300	
			0	No Sewer	0	Paved	0	Average					
DUXBURY MA 02332			SUPPLEMENTAL DATA				Cyclical Exemption		9		<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>		
			Alt Prcl ID	500777		W	W	District	Res Exem				
GIS ID			F_881369_2837742		Assoc Pid#		Total		4,232,200		4,232,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COREY DAVID P & BREAKEFIELD XAND		57763 218	03-23-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COREY DAVID PAUL		54973 259	05-14-2021	Q	I	3,600,000	00	2023	1010	531,600	2022	1010	485,600	2021	1010	400,000
DANNER MARY B TT		38076 0003	12-28-2009	U	I	100	1A		1010	3,079,600		1010	2,787,100		1010	2,394,600
DANNER DOUGLAS & MARY B TT		35139 0202	10-01-2007	U	I	100	1F	Total		3,611,200	Total		3,272,700	Total		2,794,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	701,900	
0090					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	3,530,300	
					Special Land Value	0	
					Total Appraised Parcel Value	4,232,200	
					Valuation Method	C	
					Total Appraised Parcel Value	4,232,200	

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-23-352	09-29-2023	NC	New Construct	80,000		0		PIER CONSTRUCTION=4X73 W		02-27-2015	SJD	1	1	06	Inspection Only
QPO-23-33	02-16-2023	MN	Maintenance	6,000		100	02-16-2023	WEATHERIZATION/AIR SEALIN		04-12-2013	VGS			20	Field Review
QPO-23-32	02-16-2023	MN	Maintenance	1,000		100	02-16-2023	WEATHERIZAION/AIR SEALING		10-03-2011	KP		1	00	Measure & Listed
72	06-11-2012	MN	Maintenance	10,000	06-30-2012	100		INSTALL WOOD SIDING							
73	05-19-2010	MN	Maintenance	31,000		100		STRIP REROOF							
519	11-09-2005	MS	Miscellaneous	13,500		100		NEW DECK 12.75X36							

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	0090	3.661		W275	2.7500	88.10	3,523,900
1	1010	Single Family	WP	Residual	0.044	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	5,600
1	1010	Single Family		Undevelop	0.116	AC 2,000.00	1.00000	0	1.00	0090	3.661	BEACH		1.0000	0.16	800
Total Card Land Units					1.08	AC	Parcel Total Land Area			1.08	Total Land Value				3,530,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1892	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1892				

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

COST / MARKET VALUATION	
Net Other Adj	995,154
Replace Cost	37,120
Year Built	1,032,274
Effective Year Built	1937
Depreciation Code	1989
Remodel Rating	A
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnd	701,900
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,892	1,892	1,892	198.08	374,767
BSM	Basement	0	1,892	378	39.57	74,874
DCK	Deck	0	444	44	19.63	8,716
FAT	Finished Attic	400	1,332	400	59.48	79,232
FEP	Finished Enclosed Porch	0	198	119	119.05	23,572
FGR	Garage	0	630	252	79.23	49,916
FOP	Open Porch	0	70	11	31.13	2,179
FUS	Finished Upper Story	1,892	1,892	1,892	198.08	374,767
PTO	Patio	0	725	36	9.84	7,131
Ttl Gross Liv / Lease Area		4,184	9,075	5,024		995,154

