

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLYNN ROBERT M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FLYNN DEANNA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	500,500	500,500	
31 FOREST ST		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1867 Total Acres .918 Chapter Lan GIS ID F_859886_2858136			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800	
							Total	852,300	852,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLYNN ROBERT M	46586	99	02-12-2016	Q	I	520,000	00	Year	Code	Assessed	Year	Code	Assessed
DEDHAM INSTITUTION FOR SAVINGS	46059	0325	09-18-2015	U	I	461,000	1L	2023	1010	376,300	2022	1010	315,700
TATE BRIEN S & TATE JENIFER L G	35134	0065	09-28-2007	Q	I	610,000	00		1010	364,000		1010	300,000
DUDDY BRIAN M	25577	0253	06-26-2003	Q	I	550,000	00		1010	1,200		1010	1,200
RODRIGUEZ HECTOR	10925	0260	04-27-1992	U	I	225,000	1	Total	741,500	Total	616,900	Total	572,600

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
0050			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		500,500	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		1,800	
Appraised Land Value (Bldg)		350,000	
Special Land Value		0	
Total Appraised Parcel Value		852,300	
Valuation Method		C	
Total Appraised Parcel Value		852,300	

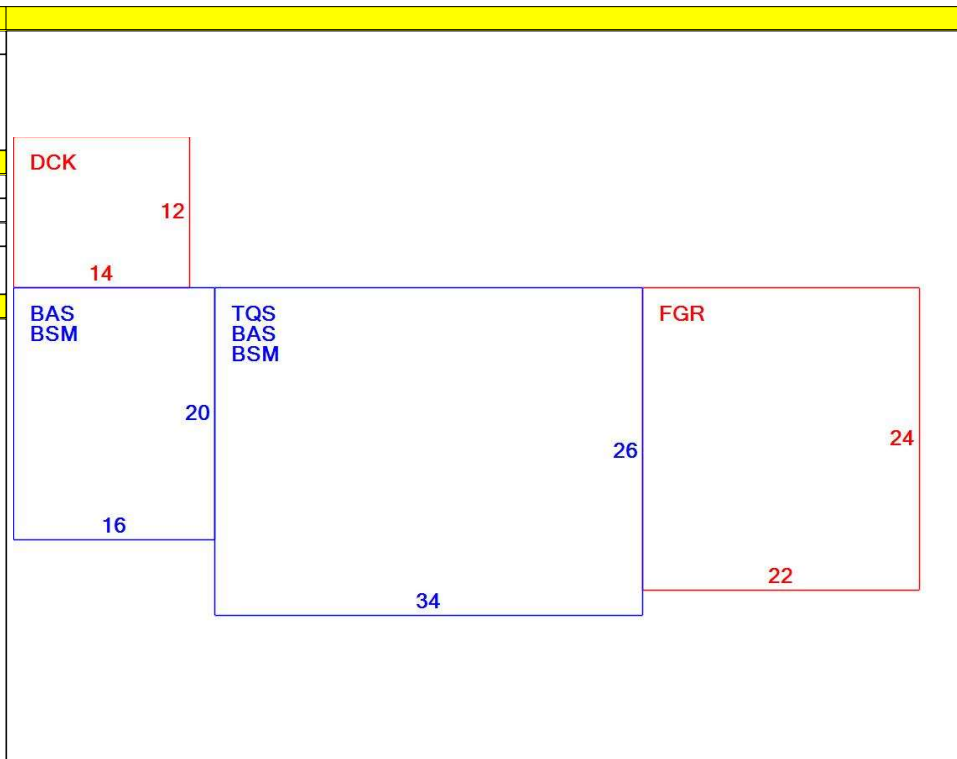
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-17	08-19-2022	MN	Maintenance	2,000		100	08-19-2022	WEATHERIZATION/AIR SEALIN	06-20-2019	SJT	5		30	Quality Control
BPO-22-3	01-14-2022	RM	Remodel	8,970		100	03-17-2022	RMDL KITCHEN/INSTALL BEAM	10-09-2018	JLF	10	1	07	Measure - Info @ Door
QP-19-78	04-19-2019	MS		16,900		100	06-19-2019	ROOF	09-18-2018	SJD			20	Field Review
2017-50	04-20-2017	MN	Maintenance	2,221		100		REPLACE 3 WINDOWS	04-12-2013	VGS			20	Field Review
19990231	05-24-1999	NC	New Construct	4,200		100		10X12 UTILITY BLDNG	02-21-2007	KP		1	00	Measure & Listed
12098	11-13-1991	NC	New Construct	117,000	01-01-1993	100		2STY 26X34 16X20						

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	0050	1.000	STREET & UTILITIES IN	1.0000	8.75	350,000
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1204	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	450				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1204				

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

COST / MARKET VALUATION	
Net Other Adj	552,554
Replace Cost	36,323
Year Built	1992
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	500,500
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
SHD1	Shed	L	120	21.00	1999	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,204	1,204	1,204	236.54	284,792
BSM	Basement	0	1,204	241	47.35	57,006
DCK	Deck	0	168	17	23.94	4,021
FGR	Garage	0	528	211	94.53	49,910
TQS	Three Quarter Story	663	884	663	177.40	156,825
Ttl Gross Liv / Lease Area		1,867	3,988	2,336		552,554

