

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR JOHN J			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
OCONNOR JORDAN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	632,300	632,300
221 WASHINGTON ST				0 Light		RES LAND	1010	1,137,200	1,137,200
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	102,600	102,600
		Alt Prcl ID	Cyclical 9						
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 2978	District						
		Total Acres .48	Res Exem						
		Chapter Lan							
		GIS ID F_880560_2836654	Assoc Pid#						
					Total		1,872,100	1,872,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OCONNOR JOHN J		48515 0123	06-07-2017	Q	I	1,315,000	00	Year	Code	Assessed	Year	Code	Assessed
FALLON MARK & JENNIFER LYN		33116 0280	07-31-2006	Q	I	1,295,000	00	2023	1010	628,000	2022	1010	556,600
GRIFFIN KEVIN B		17910 0259	09-30-1999	Q	I	720,000	00		1010	991,000		1010	687,700
PRZEDPELSKI JOHN E		15388 0201	08-08-1997	Q	I	247,500	00		1010	91,800		1010	85,500
					Total	1,710,800		Total		1,329,800	Total		1,186,500

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
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	632,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	102,600
Appraised Land Value (Bldg)	1,137,200
Special Land Value	0
Total Appraised Parcel Value	1,872,100
Valuation Method	C
Total Appraised Parcel Value	1,872,100

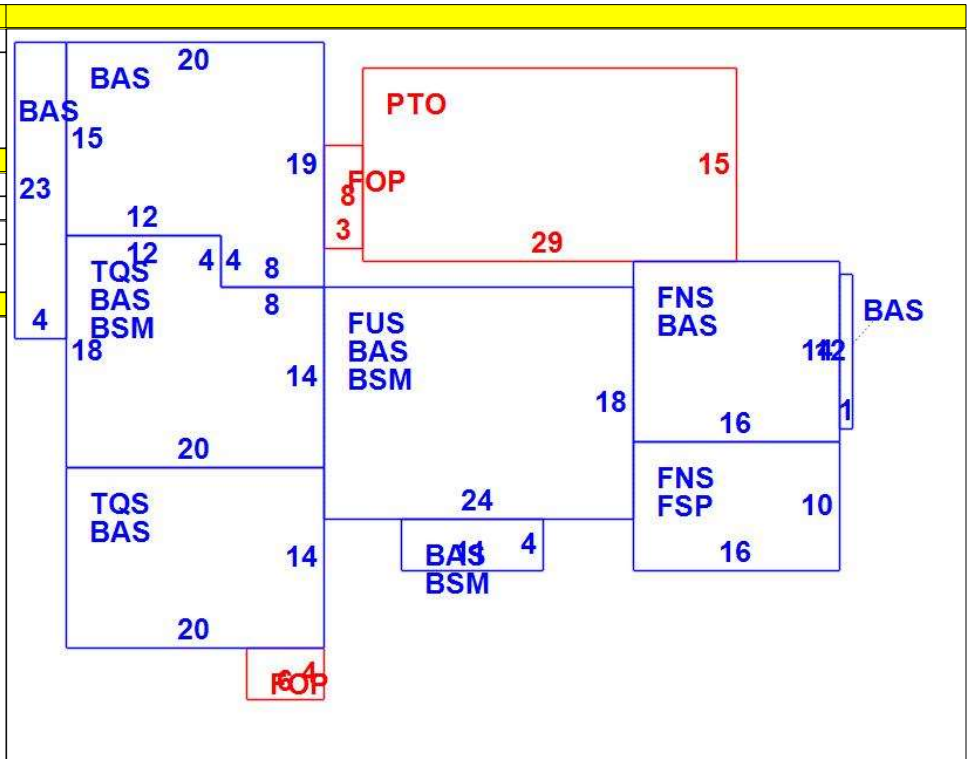
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-29	11-18-2021	MN	Maintenance	45,000		100	11-18-2021	REPLACE 20 WNDWS	04-12-2022	SJT	5		01	Measure - No Entry
BPO-21-144	06-23-2021	AD	Addition	146,500	04-12-2022	100	05-18-2022	Kitchen addition 4.5'x23' sf. Ren	04-18-2018	SJD	9		01	Measure - No Entry
2014-175	09-08-2014	MN	Maintenance	2,500		100		REPLACE 2 WINDOWS	05-20-2016	JLF	7	1	00	Measure & Listed
11	02-04-2011	AD	Addition	3,500		100		E EXIST P60'NEW P 32	04-12-2013	VGS			20	Field Review
7	01-24-2011	RM	Remodel	36,500		100		2ND FLR BTHRM&LRM,DR	09-20-2012	KP	6		30	Quality Control
20000301	08-04-2000	AD	Addition	62,000		100		2-STORY GARAGE	09-23-2011	KP		1	00	Measure & Listed
20000300	08-04-2000	DM	Demolish	2,500		100		DEMOLISH 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	20,903 SF	14.86	1.00000	5	1.00	0090	3.661		1.0000	54.40	1,137,200	
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value				1,137,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	804	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	5				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	450				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	804				

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

COST / MARKET VALUATION		
Net Other Adj		668,006
Replace Cost		58,800
Year Built		726,806
Effective Year Built		1830
Depreciation Code		2008
Remodel Rating		R
Year Remodeled		
Depreciation %	13	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	87	
Cns Sect Rcnd	632,300	
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	200	21.00	2000	A	70	C	1.00	2,900
FGR7	Garage - Fin U	L	884	98.00	2000	A	70	B	1.50	91,000
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	208.75	364,063
BSM	Basement	0	804	161	41.80	33,609
FNS	Finished 90% Story	346	384	346	188.09	72,228
FOP	Open Porch	0	48	7	30.44	1,461
FSP	Screened Porch	0	160	32	41.75	6,680
FUS	Finished Upper Story	432	432	432	208.75	90,181
PTO	Patio	0	435	22	10.56	4,593
TQS	Three Quarter Story	456	608	456	156.56	95,191
Ttl Gross Liv / Lease Area		2,978	4,615	3,200		668,006

