

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
CONWAY JOHN CONWAY CAROLINE M 22 JOSSELYN AVE DUXBURY MA 02332		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	RESIDNTL RES LAND				1010 1010	534,000 936,100	534,000 936,100		
SUPPLEMENTAL DATA														VISION						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2433 Total Acres .2 Chapter Lan GIS ID F_880727_2836508						Cyclical 9 Exemption W District Res Exem Assoc Pid#		Total		1,470,100	1,470,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CONWAY JOHN BOSTON SAFE DEPOSIT AND TRUST C				13489 13382	0093 0347	03-27-1995 01-19-1995	U U	I I	165,000 150,000	1L 1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010 1010	411,200 796,300	2022	1010 1010	339,600 537,700	2021	1010 1010	346,700 495,300
Total												1,207,500	Total	877,300	Total	842,000				
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0090																				
NOTES																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result			
19990518	11-12-1999	AD	Addition	69,000	05-02-2001	100		2-STORY ADDITION				04-12-2013	VGS			20	Field Review			
19990517	11-12-1999	DM	Demolish	2,500		100		DEMOLISH GARAGE				05-02-2001	KP		6	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	8,712 SF	29.35	1.00000	5	1.00	0090	3.661			1.0000		107.45	936,100			
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value					936,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1272	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1272				

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

COST / MARKET VALUATION	
Net Other Adj	623,883
Replace Cost	27,360
Year Built	1923
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	534,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS 4 6			
FNS BAS BSM			
	24		24
		29	
			2
		FOP 9 4	
			BAS 11

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	1,318	1,318	1,318	229.20	302,086	
BSM	Basement	0	1,272	254	45.77	58,217	
FNS	Finished 90% Story	1,145	1,272	1,145	206.32	262,434	
FOP	Open Porch	0	36	5	31.83	1,146	
Ttl Gross Liv / Lease Area		2,463	3,898	2,722		623,883	



22 JOSSELYN AVE

