

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNELL JON M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
OCONNELL JAIME			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	747,000	747,000
41 FOREST ST		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	350,000	350,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2280 Total Acres .918 Chapter Lan			Cyclical 1 Exemption W District Res Exem	RESIDNTL	1010	3,500	3,500
GIS ID F_859786_2858377		Assoc Pid#			Total		1,100,500	1,100,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
OCONNELL JON M	51582 322	08-30-2019	U	I	775,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RYAN RONAN G	20052 0112	06-22-2001	Q	I	580,000	00	2023	1010	579,200	2022	1010	539,900	2021	1010	487,600
QUINLAN ROBERT J	11894 0054	05-27-1993	Q	V	95,000	00		1010	364,000		1010	300,000		1010	250,000
								1010	2,300		1010	2,300		1010	2,300
Total							945,500	Total		842,200	Total		739,900		

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total		0.00						Appraised Bldg. Value (Card) 747,000					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0			
0050										Appraised Ob (B) Value (Bldg) 3,500			
NOTES												Appraised Land Value (Bldg) 350,000	
												Special Land Value 0	
												Total Appraised Parcel Value 1,100,500	
												Valuation Method C	
												Total Appraised Parcel Value 1,100,500	

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-21-410	09-08-2021	MN	Maintenance	4,822		100	10-19-2021	INSULATION/AIR SEALING	01-27-2020	SJT	9		00	Measure & Listed
2017-225	11-01-2017	MN	Maintenance	12,320		100		STRIP & REROOF	09-18-2018	SJD			20	Field Review
15303	02-09-1999	RM	Remodel	6,000		100		FINISH BASEMENT	04-12-2013	VGS			20	Field Review
14025	05-09-1996	NC	New Construct	2,000	08-06-1997	100		8X12 STORAGE BLDING	05-31-2000	KP			00	Measure & Listed
12789	05-17-1993	NC	New Construct	143,000	01-01-1994	100		2STY-28X36SCRPOW/D/G						

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		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	03	Colonial	Bsmt Area	1292	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			749,065
Interior Floor 2			Net Other Adj		90,300
Heat Fuel	02	Oil	Replace Cost		839,365
Heat Type	05	Hot Water	Year Built		1993
AC Type	03	Central	Effective Year Built		2010
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		747,000
Sq Ft Fin Bsmt	1292		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1292		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	96	21.00	1996	A	70	C	1.00	1,400
PTO	Patio	L	196	15.00	2018	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,354	1,354	1,354	254.96	345,212
BSM	Basement	0	1,330	266	50.99	67,819
FGR	Garage	0	576	230	101.81	58,640
FOP	Open Porch	0	12	2	42.49	510
FSP	Screened Porch	0	240	48	50.99	12,238
FUS	Finished Upper Story	990	990	990	254.96	252,408
TDK	Trex Deck	0	480	48	25.50	12,238
Ttl Gross Liv / Lease Area		2,344	4,982	2,938		749,065

