

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DOBBINS RICHARD J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
DOBBINS MARY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	311,900	311,900
1 HUNT FARM DR				0 Light		RES LAND	1010	332,500	332,500
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	24,500	24,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1584 Total Acres .918 Chapter Lan		Cyclical 1 Exemption W District Res Exem					
		GIS ID F_860168_2857732		Assoc Pid#		Total 668,900 668,900			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DOBBINS RICHARD J & MARY E TT		57699 232	02-27-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DOBBINS RICHARD J		10024 0061	11-07-1990	Q	I	161,500	00	2023	1010	301,900	2022	1010	258,500	2021	1010	227,100
									1010	345,800		1010	285,000		1010	237,500
									1010	18,800		1010	18,800		1010	18,800
								Total		666,500	Total		562,300	Total		483,400

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050								
NOTES				Appraised Bldg. Value (Card) 311,900				
				Appraised Xf (B) Value (Bldg) 0				
				Appraised Ob (B) Value (Bldg) 24,500				
				Appraised Land Value (Bldg) 332,500				
				Special Land Value 0				
				Total Appraised Parcel Value 668,900				
				Valuation Method C				
				Total Appraised Parcel Value 668,900				

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
411	08-06-2003	AD	Addition	25,000		100		ADD BEDROOM & STORAG	09-18-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									08-23-2006	KP		1	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	CORNER LOT @ ENTR TO DE	L95	0.9500	8.75 332,500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value 332,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1496	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			381,053
Interior Floor 2			Net Other Adj		46,150
Heat Fuel	02	Oil	Replace Cost		427,202
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		311,900
Sq Ft Fin Bsmt	900		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	1496		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
FGR1	Garage - 1 Sto	L	672	52.00	1990	A	70	C	1.00	24,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,584	1,584	1,584	200.34	317,343
BSM	Basement	0	1,496	299	40.04	59,903
DCK	Deck	0	192	19	19.83	3,807
Ttl Gross Liv / Lease Area		1,584	3,272	1,902		381,053

