

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
HADLEY WARREN W & HADLEY DA DAWN UTZ HADLEY LIVING TRUST 57 SHIPYARD LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	822,700	822,700							
				0	Light	0	Ocean Vw	RES LAND	1010	1,703,600	1,703,600							
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	8,700	8,700					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2487 Total Acres .35 Chapter Lan GIS ID F_881118_2836150				Cyclical 9 Exemption W District Res Exem Assoc Pid#						Total		2,535,000	2,535,000					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HADLEY WARREN W & HADLEY DAWN KENNEDY RICHARD K ONEIL THOMAS E BOARDMAN GREGORY		51556	102	08-27-2019	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		26566	0018	09-18-2003	Q	I	920,000	00	2023	1010	108,600	2022	1010	265,700	2021	1010	260,500	
		15166	0068	05-12-1997	Q	I	394,900	00		1010	1,482,300		1010	1,012,400		1010	882,900	
		13157	0324	09-22-1994	U	I	1	1F	Total		1,590,900	Total		1,278,100	Total		1,143,400	
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			Appraised Bldg. Value (Card)				822,700				
0090										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				8,700				
										Appraised Land Value (Bldg)				1,703,600				
										Special Land Value				0				
										Total Appraised Parcel Value				2,535,000				
										Valuation Method				C				
										Total Appraised Parcel Value				2,535,000				
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-21-163	02-16-2022	NC	New Construct	710,000	04-11-2023	60		PLAN #AY-063/2 STY HOME W		04-11-2023	SJT	5		12	Property Est. - No Access			
BPO-21-169	12-27-2021	DM	Demolish	2,849	05-31-2022	100		DEMO EXISTING HISTORICAL										
3	01-12-2009	MS	Miscellaneous	20,000		100		WOOD SIDING										
578	10-29-2003	MS	Miscellaneous			100		OLYMPIC STOVE										
444	08-25-2003	MN	Maintenance	2,500		100		PUT IN 11 LALLY COLU										
379	07-22-2003	MN	Maintenance	1,600		100		RUBBER ROOF										
LAND LINE VALUATION SECTION										VISIT / CHANGE HISTORY								
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	13,046	SF 21.45	1.00000	5	1.00	0090	3.661	VIEW+TRAFFIC		V175,TN95	1.6625	130.55	1,703,200	
1	1010	Single Family	RC	Undevelop	0.050	AC 2,000.00	1.00000	0	1.00	0090	3.661	ON SHIPYARD LN			1.0000	0.18	400	
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value					1,703,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	1697.0	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

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

COST / MARKET VALUATION		
Net Other Adj		1,333,834
Replace Cost		37,310
Year Built		2022
Effective Year Built		2021
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		UC
Condition %		60
Percent Good		60
Cns Sect Rcnd		822,700
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
GNR	GENERATOR	L	1	12400.00	2023	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	1,697	1,697	1,697	258.10	437,987
BSM	Basement	0	1,697	339	51.56	87,494
CTH	Cathedral Ceiling	0	360	36	25.81	9,291
DCK	Deck	0	208	21	26.06	5,420
FGR	Garage	0	558	223	103.15	57,555
FHS	Finished Half Story	657	1,313	657	129.15	169,568
FNS	Finished 90% Story	502	558	502	232.19	129,564
FOP	Open Porch	0	136	20	37.96	5,162
FUS	Finished Upper Story	1,673	1,673	1,673	258.10	431,793
Ttl Gross Liv / Lease Area		4,529	8,200	5,168		1,333,834

