

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MALONEY CHRISTOPHER			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MALONEY HEATHER L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	670,500	670,500		
40 WESTERN WAY		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,411,600	1,411,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3565 Total Acres 1.998 Chapter Lan GIS ID F_880507_2839179			Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	15,700	15,700	VISION
						Total		2,097,800	2,097,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MALONEY CHRISTOPHER		56630 327	03-31-2022	U	I	1,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STEWART JENNIFER A & MICHAEL L TT		46182 0055	10-22-2015	U	I	100	1A	2023	1010	532,500	2022	1010	460,500	2021	1010	431,800
STEWART MICHAEL J & DONNA L TT		45779 0297	07-10-2015	U	I	1	1A		1010	1,235,800		1010	841,400		1010	710,600
STEWART MICHAEL J (L/E)		37552 0317	07-29-2009	U	I	100	1A		1010	10,000		1010	10,000		1010	7,200
STEWART FAMILY REALTY TRUST		23975 0348	01-17-2003	U	I	1	1F	Total		1,778,300	Total		1,311,900	Total		1,149,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

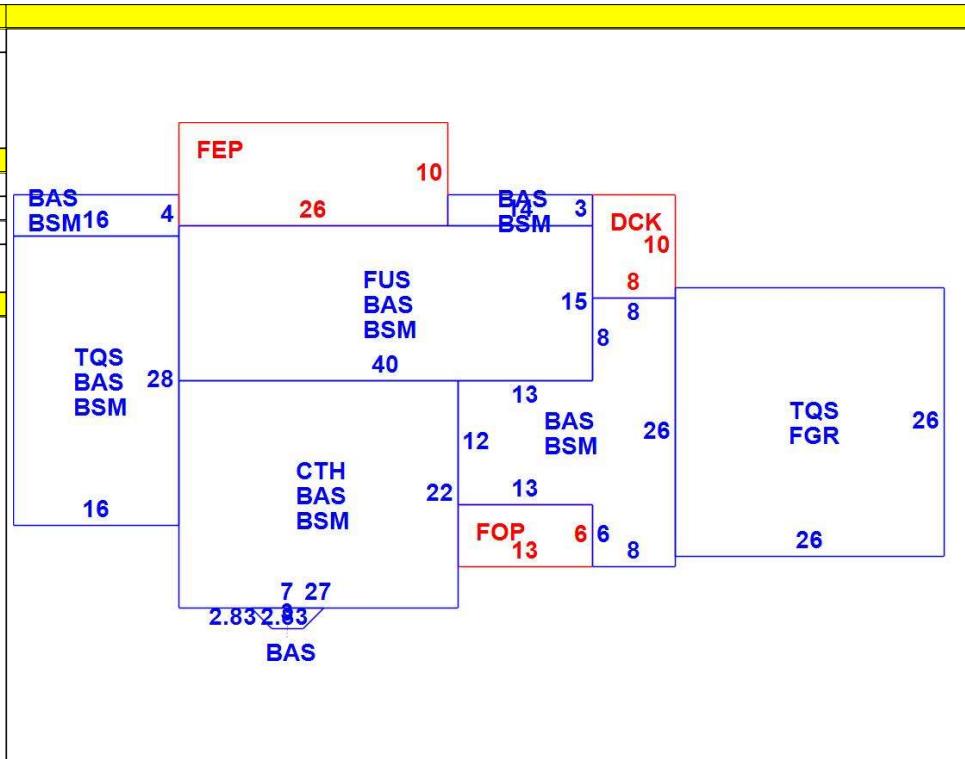
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										670,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										15,700	
Appraised Land Value (Bldg)										1,411,600	
Special Land Value										0	
Total Appraised Parcel Value										2,097,800	
Valuation Method										C	
Total Appraised Parcel Value										2,097,800	

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-23-26	08-21-2023	MN	Maintenance	20,000		100		ROOF REPLACEMENT		02-23-2023	SJT	0		00	Measure & Listed
2015-277	09-16-2015	MS	Miscellaneous	22,000		100		INSTALL SOLAR SYSTEM WITH		10-19-2016	JLF	10	1	00	Measure & Listed
257	06-26-2002	RM	Remodel	5,000	05-03-2003	100		FINISH SPACE-GARAGE		04-12-2013	VGS			20	Field Review
20000184	05-23-2000	AD	Addition	36,000		100		GARAGE&UNFN SEC LEV		05-07-2003	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	0090	3.661			1.0000		32.04	1,281,400
1	1010	Single Family	RC	Residual	1.080 AC	35,000.00	0.94074	5	1.00	0090	3.661			1.0000		2.77	130,200
Total Card Land Units					2.00	AC	Parcel Total Land Area				2.00	Total Land Value				1,411,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2156	
Model	01	Residential	Bsmt Type	04	Full
Grade	06	Good	Unfin Area		
Stories	1.75				
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	480				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2156				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		870,906	
Replace Cost		918,467	
Year Built		1983	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnd		670,500	
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
PTO	Patio	L	494	15.00	2013	A	70	C	1.00	5,200
SHD1	Shed	L	120	21.00	2013	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,122	2,122	2,122	193.88	411,412
BSM	Basement	0	2,112	422	38.74	81,817
CTH	Cathedral Ceiling	0	594	59	19.26	11,439
DCK	Deck	0	80	8	19.39	1,551
FEP	Finished Enclosed Porch	0	260	156	116.33	30,245
FGR	Garage	0	676	270	77.44	52,347
FOP	Open Porch	0	78	12	29.83	2,327
FUS	Finished Upper Story	600	600	600	193.88	116,328
TQS	Three Quarter Story	843	1,124	843	145.41	163,440
Ttl Gross Liv / Lease Area		3,565	7,646	4,492		870,906

