

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PEAGRAM DAVID M & ANGELA  22 HUNT FARM DR  DUXBURY MA 02332			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
			0	Septic	0	Paved	0	Average	RESIDENTL	1010	517,700	517,700
			0	Light				RES LAND	1010	350,000	350,000	
<b>SUPPLEMENTAL DATA</b>												
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2104 Total Acres .918 Chapter Lan GIS ID F_859745_2857606					Cyclical 1 Exemption W District Res Exem Assoc Pid#							
									Total	867,700	867,700	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PEAGRAM DAVID M & ANGELA HETHERINGTON DANA E BUTLER ERIC L			LCC	134894	12-27-2022	Q	I	915,000	00	Year	Code	Assessed	Year	Code	Assessed			
			LCC	114054	11-24-2009	U	I	1	1F	2023	1010	392,900	2022	1010	359,300	2021	1010	323,800
			LCC	81724	07-25-1991	Q	I	250,000	00		1010	364,000		1010	300,000		1010	250,000
									Total	756,900	Total	659,300	Total	573,800				

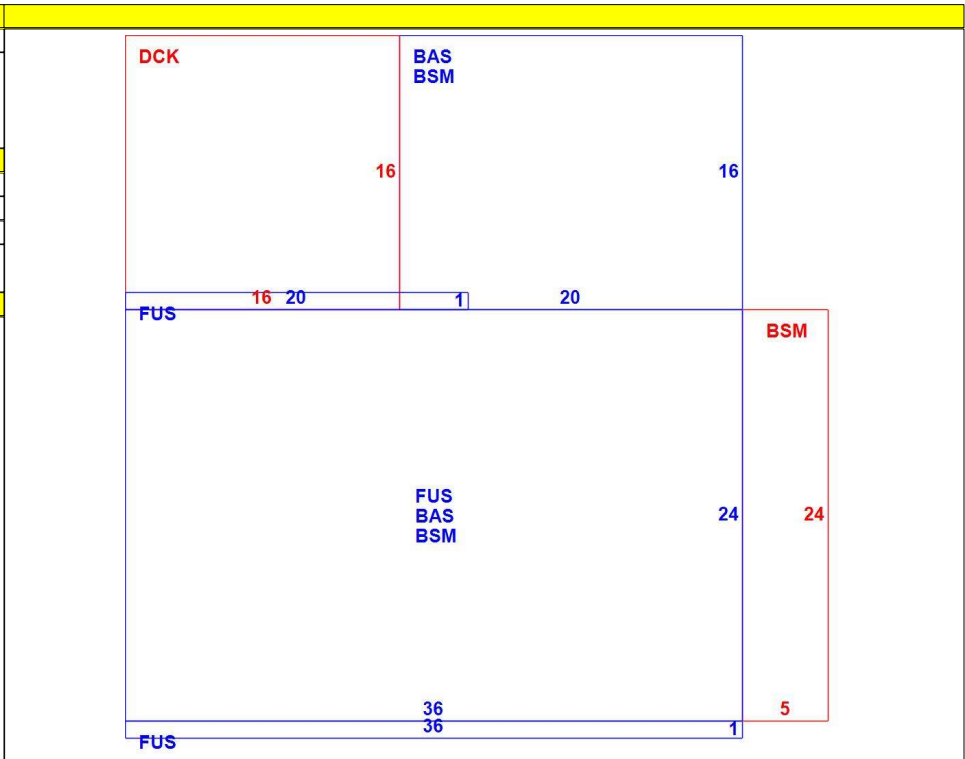
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	517,700	
0050					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	350,000	
					Special Land Value	0	
					Total Appraised Parcel Value	867,700	
					Valuation Method	C	
					Total Appraised Parcel Value	867,700	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-21-33	12-17-2021	MN	Maintenance	3,000		100	12-17-2021	WEATHERIZATION	03-29-2023	SJD	9		01	Measure - No Entry	
2015-280	09-18-2015	MS	Miscellaneous	33,800		100		INSTALL SOLAR SYSTEM / APR	09-18-2018	SJD			20	Field Review	
40	04-13-2010	MN	Maintenance	6,338		100		ROOF 18 SQUARES	04-12-2013	VGS			20	Field Review	
11393	10-16-1989	NC	New Construct	113,500	01-01-1990	100		BUILD NEW HOUSE	08-22-2007	BSB	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	FOUNDATION ONLY 010190	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	1280	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			581,645
Interior Floor 2			Net Other Adj		27,360
Heat Fuel	02	Oil	Replace Cost		609,004
Heat Type	05	Hot Water	Year Built		1990
AC Type	01	None	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	8		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		85
Gas Fireplaces	0		Cns Sect Rcnld		517,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1280		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	243.26	288,025
BSM	Basement	0	1,304	261	48.69	63,492
DCK	Deck	0	256	26	24.71	6,325
FUS	Finished Upper Story	920	920	920	243.26	223,803
Ttl Gross Liv / Lease Area		2,104	3,664	2,391		581,645

