

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SIROIS NEIL  32 HUNT FARM DR  DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 Septic	0 Paved	0 Average	RESIDENTL	1010	566,800	566,800
				0 Light		RES LAND	1010	350,000	350,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2662 Total Acres .918 Chapter Lan  GIS ID F_859595_2857676				Cyclical 1 Exemption W District Res Exem  Assoc Pid#					
						Total		916,800	916,800

905  
  
DUXBURY, MA  
  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIROIS NEIL	LCC	129349	10-25-2019	Q	I	680,000	00	Year	Code	Assessed	Year	Code	Assessed			
GOSSELIN JOANNE	LCC12	0	01-29-2016	U	I	1	1A	2023	1010	436,100	2022	1010	400,700			
RUSSO JONATHAN M	LCC84	0	04-12-1993	Q	I	269,900	00		1010	364,000		1010	300,000			
RHB DEVELOPMENT INC HEMLOCK WO	342034	83833	04-08-1993	U	I	269,900	1									
RHB DEVELOPMENT INC HEMLOCK WO	342034	83833	11-10-1992	U	V	95,000	1									
								Total		800,100	Total		700,700	Total		623,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

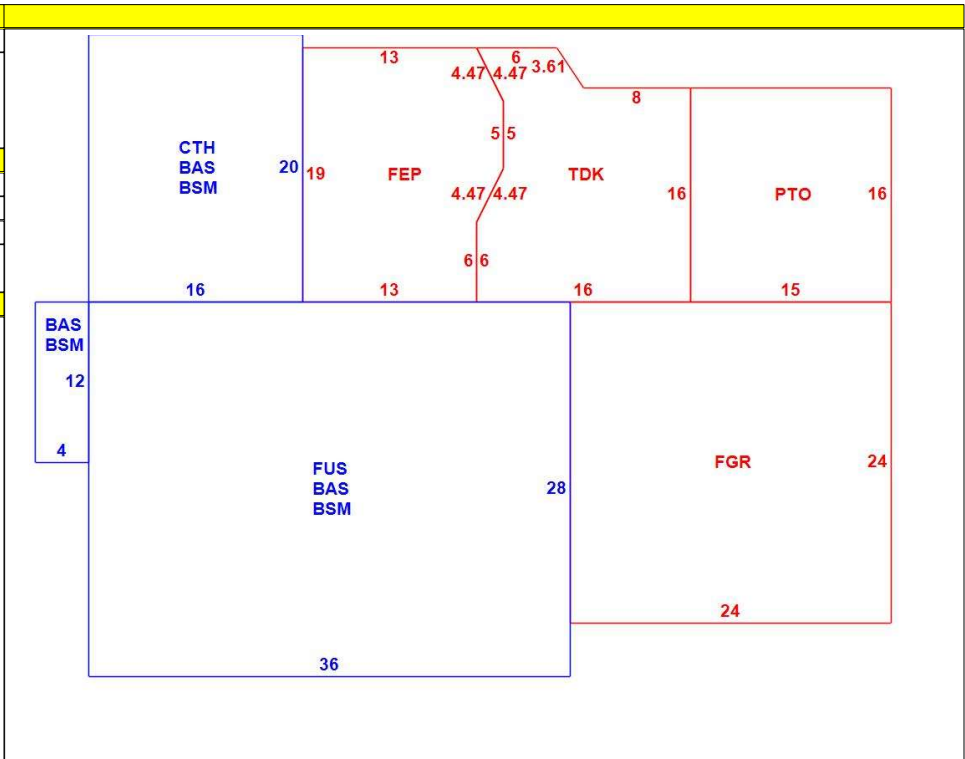
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	566,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	916,800
Valuation Method	C
Total Appraised Parcel Value	916,800

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
2018-293	07-25-2018	MN	Maintenance	13,133		100		FASCIA AND SOFFIT, INSTALL	03-11-2020	SJD	9	1	07	Measure - Info @ Door
186	05-23-2006	AD	Addition	30,000		100		SUNRM 13X17&5X11&DK	09-18-2018	SJD			20	Field Review
13635-A	04-25-1995	AD	Addition	9,000	05-22-1996	100		FINISH 26X34 BSMT	04-12-2013	VGS			20	Field Review
13635	04-25-1995	RM	Remodel	9,000	05-22-1996	100		FINISH BASE 24X34	06-30-2007	KP		1	00	Measure & Listed
12585	10-21-1992	NC	New Construct	143,000	01-01-1994	100		2 STY HSE W/ELL GAR						

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	1376	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Own
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Fir		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		649,545
Heat Fuel	02	Oil	Replace Cost		59,015
Heat Type	05	Hot Water	Year Built		708,561
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		2001
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		20
Total Rooms	9		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		80
Gas Fireplaces	0		Cns Sect Rcnd		566,800
Sq Ft Fin Bsmt	1008		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1376		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	1,376	1,376	1,376	208.32	286,650
BSM	Basement	0	1,376	275	41.63	57,288
CTH	Cathedral Ceiling	0	320	32	20.83	6,666
FEP	Finished Enclosed Porch	0	265	159	124.99	33,123
FGR	Garage	0	576	230	83.18	47,914
FUS	Finished Upper Story	1,008	1,008	1,008	208.32	209,988
PTO	Patio	0	240	12	10.42	2,500
TDK	Trex Deck	0	259	26	20.91	5,416
Ttl Gross Liv / Lease Area		2,384	5,420	3,118		649,545

