

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
DUMONT KAREN JEANNE TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		
DUMONT ANTHONY CHASE TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,426,700	1,426,700		
136 PINWOOD LN		SUPPLEMENTAL DATA					RES LAND	1010	513,400	513,400	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5445 Total Acres 1.528 Chapter Lan GIS ID F_875098_2833202					Cyclical 7 Exemption W District Res Exem Assoc Pid#					DUXBURY, MA	
							RESIDNTL	1010	5,300	5,300	VISION		
							Total		1,945,400	1,945,400			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUMONT KAREN JEANNE TT		56935 232	06-21-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DUMONT KAREN JEANNE		56682 50	04-13-2022	U	I	1	1A	2023	1010	1,090,300	2022	1010	999,400	2021	1010	821,000
KAREN JEANNE DUMONT & ANTHONY		50363 223	10-02-2018	U	I	1,775,000	1		1010	501,600		1010	423,200		1010	326,100
MINAHAN TIMOTHY A		49123 0137	10-31-2017	U	I	1,250,000	1		1010	4,000		1010	4,000		1010	4,000
CRAMB PATRICK M & CRAMB GRETCH		40510 0137	10-31-2011	Q	I	915,000	00	Total		1,595,900	Total		1,426,600	Total		1,151,100

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

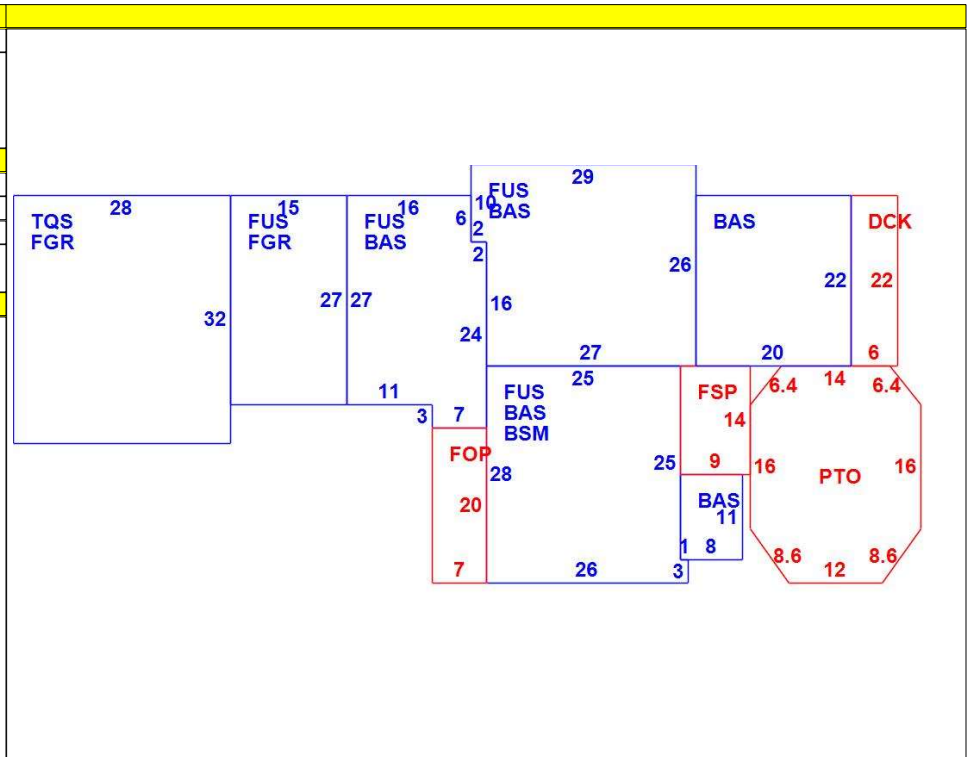
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,426,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									5,300
Appraised Land Value (Bldg)									513,400
Special Land Value									0
Total Appraised Parcel Value									1,945,400
Valuation Method									C
Total Appraised Parcel Value									1,945,400

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
BP-2018-00	04-19-2018	BP		180,000	04-18-2019	100		Construct a 1280 Sq Ft Garage & IN CONJUNCTION WITH BP-20		04-18-2019	SJT	5		01	Measure - No Entry
2018-140	04-19-2018	RM	Remodel	28,000	04-18-2019	100		DEMO EXISTING ATTACHED G		05-07-2018	JLF	5		01	Measure - No Entry
2017-430	12-21-2017	DM	Demolish	14,500	04-18-2019	100		KITCHEN BATH REMODEL 2 WI		04-12-2013	VGS			20	Field Review
2016-130	07-20-2016	RM	Remodel	83,195	04-18-2019	100		SCRIP TO FAM RM		09-21-2012	KP	5		09	Total Refusal
202	10-19-2011	RM	Remodel	36,000	09-21-2012	100		2X20 PORCH		07-05-2011	D+K		1	00	Measure & Listed
154	08-22-2011	DM	Demolish	42,000	09-21-2012	100		CONTINUOUS BP99/52							
20000077	03-24-2000	NC	New Construct	50,000	01-01-2002	100									

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.559 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	27,200
Total Card Land Units					1.48 AC	Parcel Total Land Area					1.48	Total Land Value			513,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	703	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area		Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2			Net Other Adj		1,536,173
Heat Fuel	02	Oil	Replace Cost		103,730
Heat Type	05	Hot Water	Year Built		1,639,904
AC Type	03	Central	Effective Year Built		1800
Bedrooms	5		Depreciation Code		2008
Full Baths	3		Remodel Rating		R
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		13
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	8		Condition %		
Extra Openings	3		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		1,426,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	703		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
FSP	Screen Porch	L	126	39.00	2012	G	85	C	1.00	4,200
SHD1	Shed	L	64	21.00	2012	G	85	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,448	2,448	2,448	248.05	607,226
BSM	Basement	0	703	141	49.75	34,975
DCK	Deck	0	132	13	24.43	3,225
FGR	Garage	0	1,301	520	99.14	128,986
FOP	Open Porch	0	140	21	37.21	5,209
FSP	Screened Porch	0	126	25	49.22	6,201
FUS	Finished Upper Story	2,325	2,325	2,325	248.05	576,716
PTO	Patio	0	561	28	12.38	6,945
TQS	Three Quarter Story	672	896	672	186.04	166,690
Ttl Gross Liv / Lease Area		5,445	8,632	6,193		1,536,173

