

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
STAPLETON MICHAEL & EVELYN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
84 PINEWOOD LN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	512,400	512,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA					RES LAND	1010	535,400	535,400	VISION	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2897 Total Acres 1.978 Chapter Lan GIS ID F_874586_2833896		Cyclical 7 Exemption W District Res Exem Assoc Pid#					RESIDNTL	1010	66,200	66,200		
Total										1,114,000	1,114,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
STAPLETON MICHAEL & EVELYN		19298 0092	01-26-2001	Q	I	395,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SHIRLEY SHIRLEY A		3559 0262	01-01-2000	U	I	0	1	2023	1010	407,300	2022	1010	380,100	2021	1010	343,700
BARR F ALLAN		15785 0092	01-05-1998	Q	I	240,000	00		1010	524,500		1010	442,800		1010	341,200
DEMPSEY THOMAS C		14634 0206	09-05-1996	Q	I	212,000	00		1010	36,300		1010	36,300		1010	36,300
Total										968,100	Total	859,200	Total	721,200		

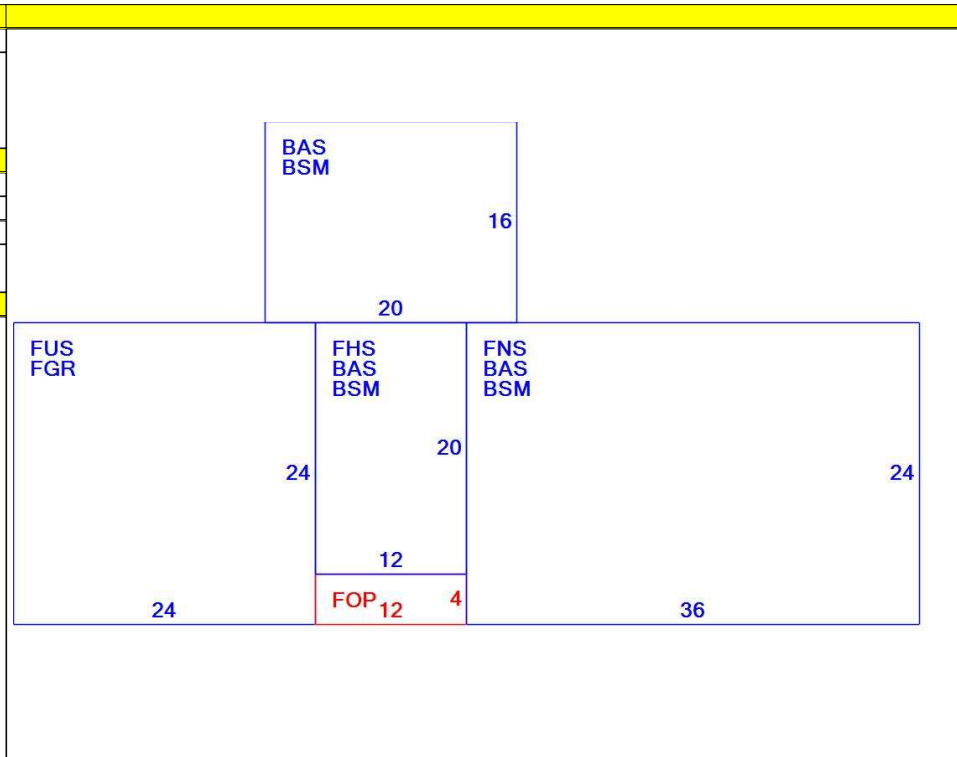
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method			
0070					512,400	0	66,200	535,400	0	1,114,000	C			
Total Appraised Parcel Value										1,114,000				

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-21-65	04-05-2021	MN	Maintenance	9,286		100	05-18-2021	Remove existing windows & sidin	06-07-2019	SJT	5		30	Quality Control
2015-276	09-14-2015	BP	Bldg Permit	35,000		100	06-07-2019	IN-GROUND 20' X40' GUNITE S	04-12-2013	VGS			20	Field Review
106	04-01-2003	AD	Addition	120,000	01-09-2004	100		2 STRY ADD & GARAGE	01-09-2004	KP		1	00	Measure & Listed
441	09-29-1999	MN	Maintenance	3,775		100		NEW ASPHALT SHINGLES						

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj								
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	1.060	AC	35,000.00	0.95471	5	1.00	0070	1.389			1.0000	1.07	49,200		
Total Card Land Units					1.98	AC	Parcel Total Land Area					1.98	Total Land Value			535,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		664,407
Interior Floor 2			Replace Cost		27,985
Heat Fuel	02	Oil	Year Built		1960
Heat Type	04	Forced Air-Duc	Effective Year Built		1995
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		512,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1424		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
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900
SPL1	Ing Pool - Ave	L	800	64.00	2015	G	85	B	1.50	65,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	194.27	276,642
BSM	Basement	0	1,424	285	38.88	55,367
FGR	Garage	0	576	230	77.57	44,682
FHS	Finished Half Story	120	240	120	97.14	23,313
FNS	Finished 90% Story	778	864	778	174.93	151,143
FOP	Open Porch	0	48	7	28.33	1,360
FUS	Finished Upper Story	576	576	576	194.27	111,900
Ttl Gross Liv / Lease Area		2,898	5,152	3,420		664,407

