

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DAVIES CRAIG H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MACLAREN DEBRA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	291,700	291,700	
16 BAYRIDGE LN				0 Medium		RES LAND	1010	496,300	496,300	
						RESIDNTL	1010	16,100	16,100	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1524 Total Acres .48 Chapter Lan		Cyclical 7 Exemption W District Res Exem					VISION
			GIS ID F_875967_2833342		Assoc Pid#	Total		804,100	804,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DAVIES CRAIG H		LCC 116299	07-21-2011	Q	I	491,500	00	Year	Code	Assessed	Year	Code	Assessed	
DINAPOLI MICHAEL A		LCC 101735	07-31-2002	Q	I	449,000	00	2023	1010	310,600	2022	1010	272,000	
									1010	484,200		1010	416,600	
									1010	9,900		1010	9,900	
Total								804,700	Total		698,500	Total		588,400

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				

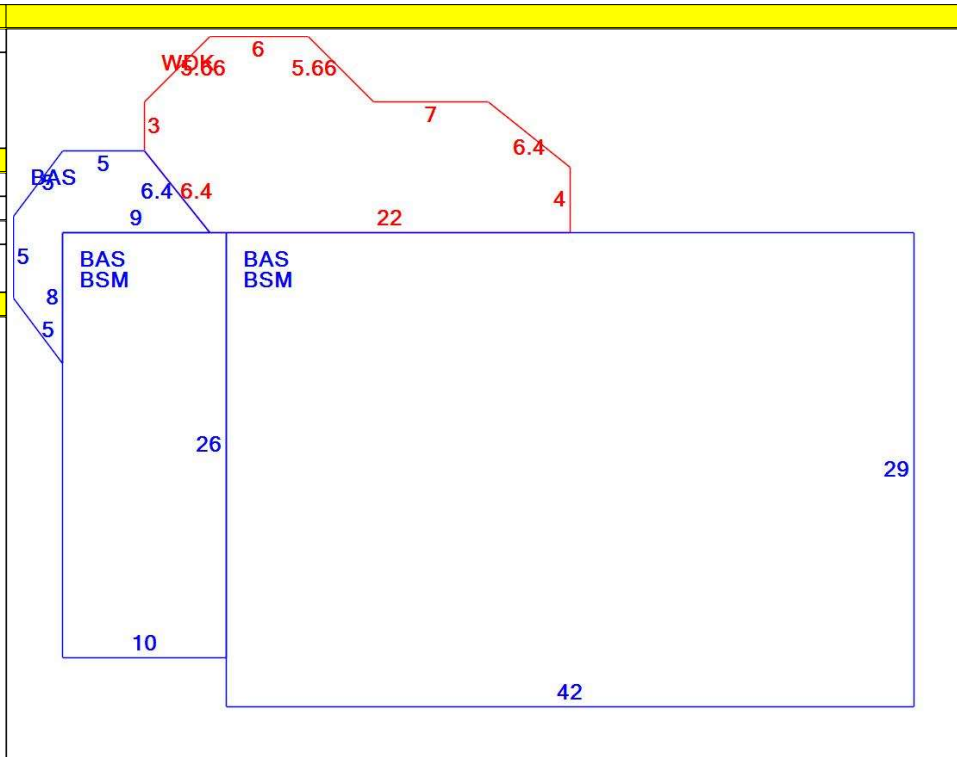
NOTES										

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
BPO-22-394	11-03-2022	BP	Bldg Permit	10,200	06-08-2023	100		Remove/replace garage roof. Re			06-08-2023	SJT	5		01	Measure - No Entry
BPO-22-337	09-12-2022	BP	Bldg Permit	105,700	06-08-2023	100		Install new siding & trim. 7 windo			09-17-2018	SJD			20	Field Review
115	07-22-2011	MN	Maintenance	3,500		100		ROOF			10-23-2015	SJD	8	8	00	Measure & Listed
349	07-19-2004	AD	Addition	40,000		100		NW FNDTN W/GAR UNDER			04-12-2013	VGS			20	Field Review
											07-05-2011	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	20,909 SF	14.86	1.00000	5	1.00	0070	1.389		V115	1.1500	23.74	496,300
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			496,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1478	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2			Net Other Adj		301,523
Heat Fuel	03	Gas	Replace Cost		26,220
Heat Type	04	Forced Air-Duc	Year Built		327,742
AC Type	03	Central	Effective Year Built		1948
Bedrooms	2		Depreciation Code		2010
Full Baths	1		Remodel Rating		R
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		11
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		291,700
Sq Ft Fin Bsmt	364		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1478		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
FGR1	Garage - 1 Sto	L	320	52.00	1980	G	85	C	1.00	14,100
LNT	Lean To	L	160	10.00	2022	G	85	B	1.50	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	162.20	249,782
BSM	Basement	0	1,478	296	32.48	48,010
WDK	Deck	0	228	23	16.36	3,731
Ttl Gross Liv / Lease Area		1,540	3,246	1,859		301,523

