

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SIMONS E JEFFREY		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed		
SIMONS PATRICIA M R		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	213,500	213,500		
13 PINE RIDGE LN		SUPPLEMENTAL DATA					RES LAND	1010	429,700	429,700	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1584 Total Acres .47 Chapter Lan GIS ID F_875852_2833263					Cyclical Exemption W District Res Exem Assoc Pid#					DUXBURY, MA	
							RESIDNTL	1010	10,200	10,200	VISION		
							Total		653,400	653,400			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIMONS E JEFFREY		LCC 70222	10-19-1984	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	159,400	2022	1010	133,000	2021	1010	114,300
									1010	419,500		1010	361,600		1010	267,800
									1010	7,800		1010	7,800		1010	8,200
								Total		586,700	Total		502,400	Total		390,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRaised VALUE SUMMARY						
Total			0.00						Appraised Bldg. Value (Card) 213,500						
									Appraised Xf (B) Value (Bldg) 0						
									Appraised Ob (B) Value (Bldg) 10,200						
									Appraised Land Value (Bldg) 429,700						
									Special Land Value 0						
									Total Appraised Parcel Value 653,400						
									Valuation Method C						
									Total Appraised Parcel Value 653,400						

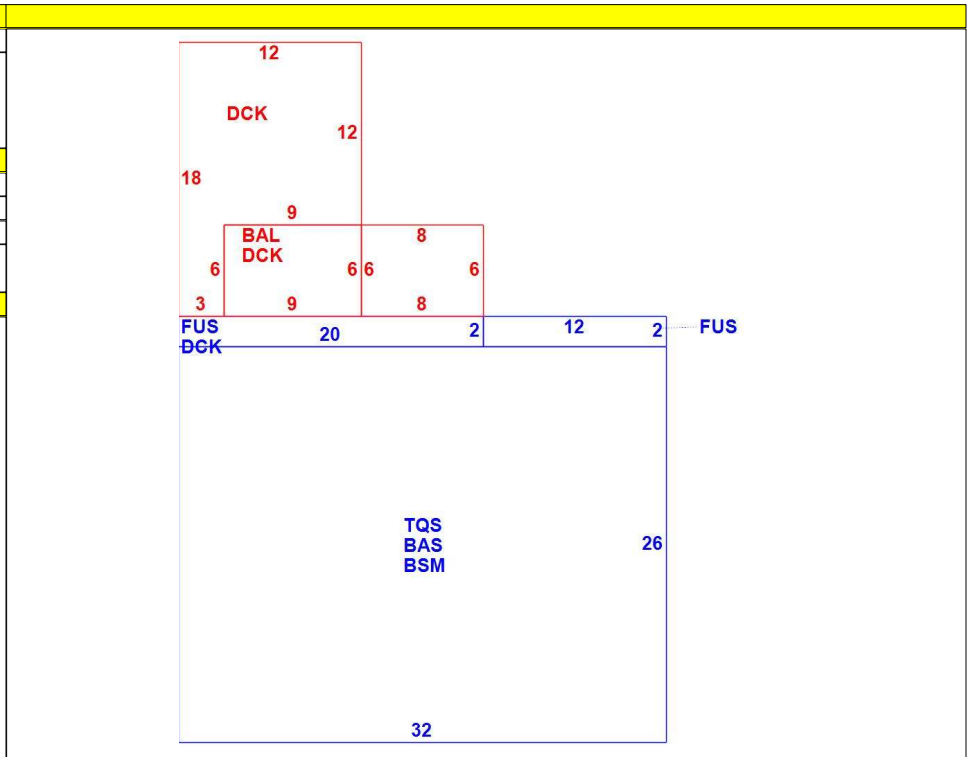
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										03-17-2021	SJD	10	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										08-13-2008	BSB		1	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	20,473 SF	15.11	1.00000	5	1.00	0070	1.389		1.0000	20.99	429,700
Total Card Land Units					0.47 AC	Parcel Total Land Area					0.47	Total Land Value			429,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	832			
Model	01	Residential	Bsmt Type	04			
Grade	03	Average	Unfin Area	0.00	Full		
Stories	1.5						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	05	Conc Block					
Bsmt Garage	0						
Bsmt Area	832						

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			296,356
Replace Cost			13,000
Year Built			309,356
Effective Year Built			1949
Depreciation Code			1990
Remodel Rating			A
Year Remodeled			
Depreciation %			31
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			69
Cns Sect Rcnld			213,500
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	280	52.00	1980	A	70	C	1.00	10,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	54	5	15.94	861
BAS	First Floor	832	832	832	172.20	143,270
BSM	Basement	0	832	166	34.36	28,585
DCK	Deck	0	304	30	16.99	5,166
FUS	Finished Upper Story	64	64	64	172.20	11,021
TQS	Three Quarter Story	624	832	624	129.15	107,453
Ttl Gross Liv / Lease Area		1,520	2,918	1,721		296,356

