

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MOSHER YVONNE M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	244,800	244,800
				0 Medium		RES LAND	1010	448,600	448,600
26 BAYRIDGE LN		SUPPLEMENTAL DATA				RESIDNTL	1010	15,300	15,300
DUXBURY MA 02332		Alt Prcl ID	Cyclical 7						
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1702	District						
		Total Acres .58	Res Exem						
		Chapter Lan							
		GIS ID F_875856_2833501	Assoc Pid#						
						Total		708,700	708,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MOSHER YVONNE M		47109 0213	06-28-2016	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
MCCLOSKEY BARBARA H		LCC4 0	07-19-1972	U	I	27,500	1	2023	1010	184,100	2022	1010	154,500
									1010	437,900		1010	370,600
									1010	11,400		1010	11,400
						Total		633,400	Total		536,500	Total	445,900

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 Bldg. Value (Card) 244,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 15,300					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Land Value (Bldg) 448,600							
0070					Special Land Value 0							
NOTES							Total Appraised Parcel Value 708,700					
							Valuation Method C					
							Total Appraised Parcel Value 708,700					

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
QP-19-227	09-12-2019	MN	Maintenance	2,309		100		1 DOOR	03-17-2021	SJD	10	1	07	Measure - Info @ Door
2014-2	03-24-2014	MS	Miscellaneous	3,800		100		INSTALL 8X12 PRE FAB UTILIT	09-17-2018	SJD			20	Field Review
									08-04-2014	JLF			30	Quality Control
									04-12-2013	VGS			20	Field Review
									09-02-2008	BSB			01	Measure - No Entry

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	25,265 SF	12.78	1.00000	5	1.00	0070	1.389			1.0000	17.76 448,600
Total Card Land Units					0.58 AC	Parcel Total Land Area					0.58	Total Land Value 448,600			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod				Bsmt Area	1064				
Model	01	Residential				Bsmt Type	04				
Grade	03	Average				Unfin Area	0.00	Full			
Stories	1.6										
Occupancy	1					CONDO DATA					
Exterior Wall 1	14	Wood Shingle				Parcel Id		C		Owne	
Exterior Wall 2								B		S	
Roof Structure	03	Gable				Adjust Type	Code	Description		Factor%	
Roof Cover	03	Asphalt				Condo Flr					
Interior Wall 1	05	Drywall				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood								332,469	
Interior Floor 2						Net Other Adj				22,300	
Heat Fuel	03	Gas				Replace Cost				354,768	
Heat Type	05	Hot Water				Year Built				1948	
AC Type	01	None				Effective Year Built				1990	
Bedrooms	2					Depreciation Code				A	
Full Baths	2					Remodel Rating					
Half Baths	0					Year Remodeled					
Extra Fixtures	1					Depreciation %				31	
Total Rooms	6					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		69			
Gas Fireplaces	0					Cns Sect Rcnd		244,800			
Sq Ft Fin Bsmt	340					Dep % Ovr					
FBM Quality	03	Average				Dep Ovr Comment					
Foundation	05	Conc Block				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	1064					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	348	52.00	1980	A	70	C	1.00	12,700
SHD1	Shed	L	96	21.00	2014	G	85	B	1.50	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,054	1,054	1,054	169.80	178,969
BSM	Basement	0	1,054	211	33.99	35,828
FEP	Finished Enclosed Porch	0	276	166	102.13	28,187
FHS	Finished Half Story	527	1,054	527	84.90	89,485
Ttl Gross Liv / Lease Area		1,581	3,438	1,958		332,469

