

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
HOSHAW STEVEN M & PHOEBE		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
77 BAYRIDGE LN		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	441,200	441,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA					0	Medium	RES LAND	1010	438,500	438,500
Alt Prcl ID		Cyclical 7										
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1848		District										
Total Acres .52		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID F_875555_2834214							Total 879,700 879,700					

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HOSHAW STEVEN M & PHOEBE		LCC 130918	10-13-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
HOSHAW STEVEN M & PHOEBE		LCC 130454	07-17-2020	U	I	550,000	1	2023	1010	331,100	2022	1010	246,500			
FRAZIER WAYNE		LCC 111124	09-28-2007	Q	I	416,000	00		1010	428,000		1010	365,700			
BUTLER MARY JANE		13095 0339	08-22-1994	Q	I	177,500	00					1010	4,200			
Total								759,100		Total		612,200		Total		431,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	441,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	438,500
Special Land Value	0
Total Appraised Parcel Value	879,700
Valuation Method	C
Total Appraised Parcel Value	879,700

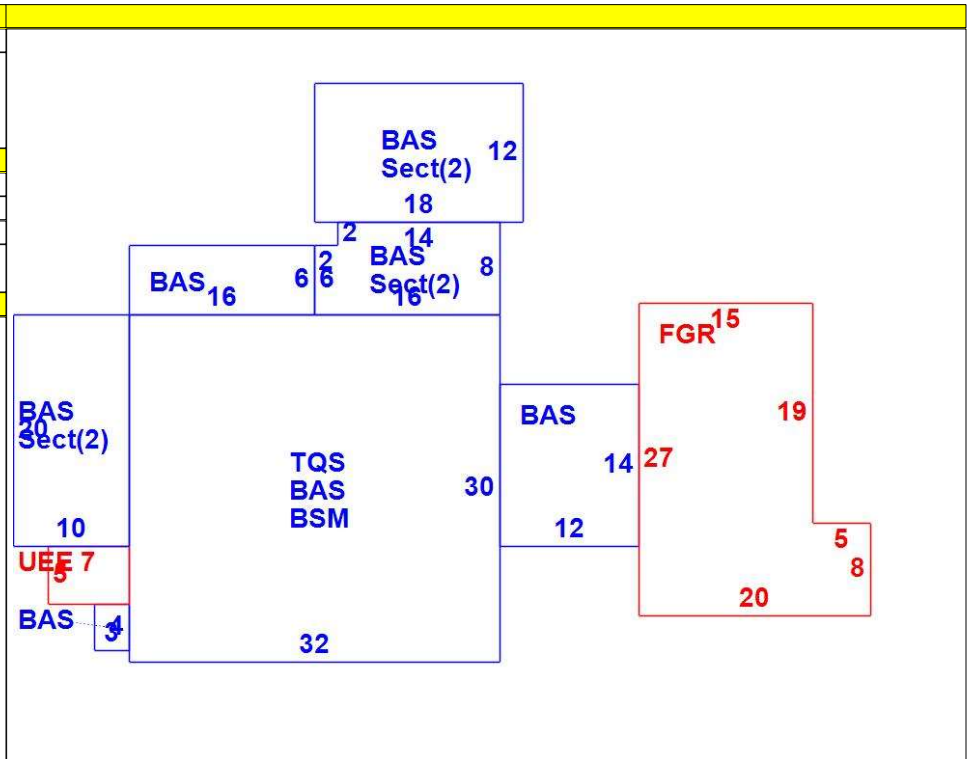
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-31	12-16-2022	MN	Maintenance	3,300		100	12-16-2022	WEATHERIZATION/AIRSEALIN	06-10-2021	SJT	5		05	Measure - Under Construct
BPO-21-27	03-17-2021	AD	Addition	79,000	05-10-2021	100	03-11-2022	Expand kitchen and add master	03-12-2021	SJD	9	1	00	Measure & Listed
QP-20-64	07-30-2020	MN	Maintenance	3,750		100		Remove & Replace cedar shingle	09-17-2018	SJD			20	Field Review
14460	05-06-1997	AD	Addition	10,000	05-12-1998	100		26 FT DORMER	04-12-2013	VGS			20	Field Review
									12-30-2009	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	22,651	SF	13.94	1.00000	5	1.00	0070	1.389		1.0000	19.36	438,500
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			438,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	292				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	960				

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

COST / MARKET VALUATION		
Net Other Adj		453,510
Replace Cost		26,390
Year Built		1946
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		69
Cns Sect Rcnld		331,100
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	193.97	239,751
BSM	Basement	0	960	192	38.79	37,243
FGR	Garage	0	445	178	77.59	34,527
TQS	Three Quarter Story	720	960	720	145.48	139,661
UEE	Unfin. Enclosed Entry	0	35	12	66.51	2,328
Ttl Gross Liv / Lease Area		1,956	3,636	2,338		453,510



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DUXBURY MA 02332				0	Medium			RES LAND	1010	438,500	438,500		
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical 7									
Scnd Home				Exemption									
Tax Class T				W									
Tot Fin Area 1848				District									
Total Acres .52				Res Exem									
Chapter Lan													
GIS ID F_875555_2834214				Assoc Pid#									
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FRAZIER WAYNE		LCC 111124	09-28-2007	Q	I	416,000	00		1010	428,000		1010	365,700		1010	272,700
BUTLER MARY JANE		13095 0339	08-22-1994	Q	I	177,500	00								1010	4,200
									Total	759,100	Total	612,200	Total	431,900		

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			Total	0.00														

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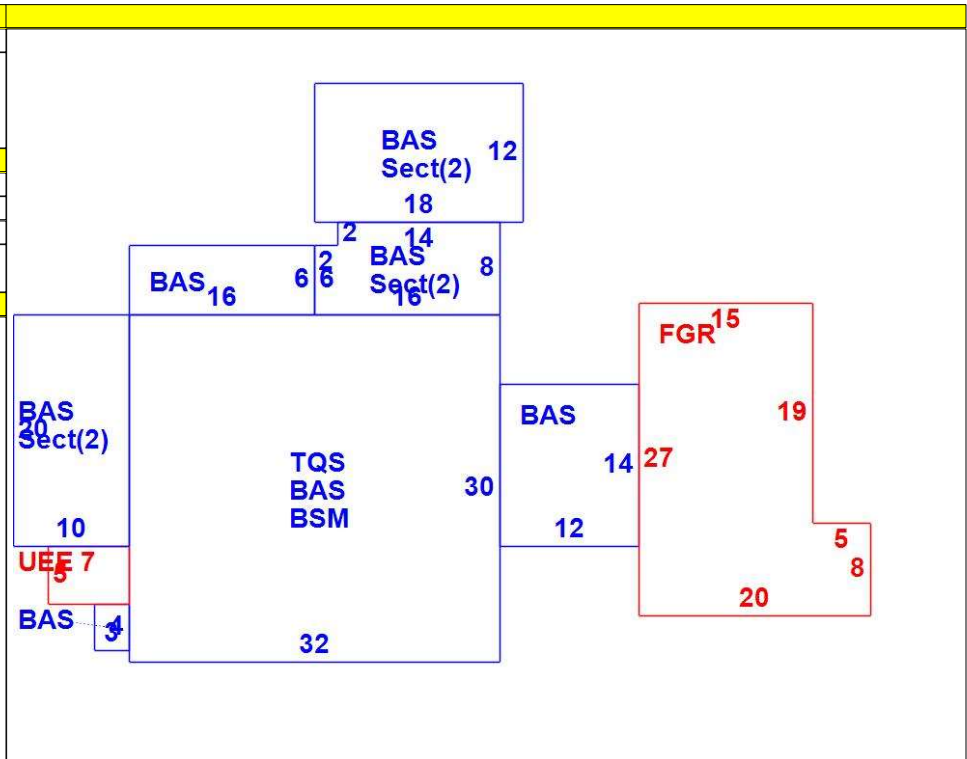
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Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms					
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	2				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION			
Net Other Adj		104,745	
Replace Cost		6,500	
Year Built		591,144	
Effective Year Built		2021	
Depreciation Code		2020	
Remodel Rating		A	
Year Remodeled			
Depreciation %	1		
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		99	
Cns Sect Rcnld		110,100	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



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BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	540	540	540	193.97	104,745
Ttl Gross Liv / Lease Area		540	540	540		104,745

