

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MORGAN CRAIG		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MORGAN KELLI J		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	620,900	620,900		
88 BAYRIDGE LN								RES LAND	1010	451,900	451,900		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID				Cyclical 7				RESIDNTL	1010	45,200	45,200		
Scnd Home				Exemption									
Tax Class T				W									
DUXBURY MA 02332		Total Fin Area 2765				District							
		Total Acres .61				Res Exem							
		Chapter Lan											
		GIS ID F_875259_2834186				Assoc Pid#							
Total										1,118,000	1,118,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORGAN CRAIG	LCC	123944	08-18-2016	Q	I	712,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FAWCETT SR BENJAMIN BURNS & FAW	LCC	121718	04-15-2015	U	I	100	1A	2023	1010	469,700	2022	1010	395,900	2021	1010	386,800
FAWCETT BENJAMIN B	LCC	109181	06-14-2006	Q	I	590,400	00		1010	441,300		1010	373,400		1010	281,400
KING TIMOTHY C	LCC	92342	11-03-1997	U	I	220,375	1A		1010	27,300		1010	27,300		1010	27,300
Total								938,300	Total	796,600	Total	695,500				

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										620,900	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										45,200	
Appraised Land Value (Bldg)										451,900	
Special Land Value										0	
Total Appraised Parcel Value										1,118,000	
Valuation Method										C	
Total Appraised Parcel Value										1,118,000	

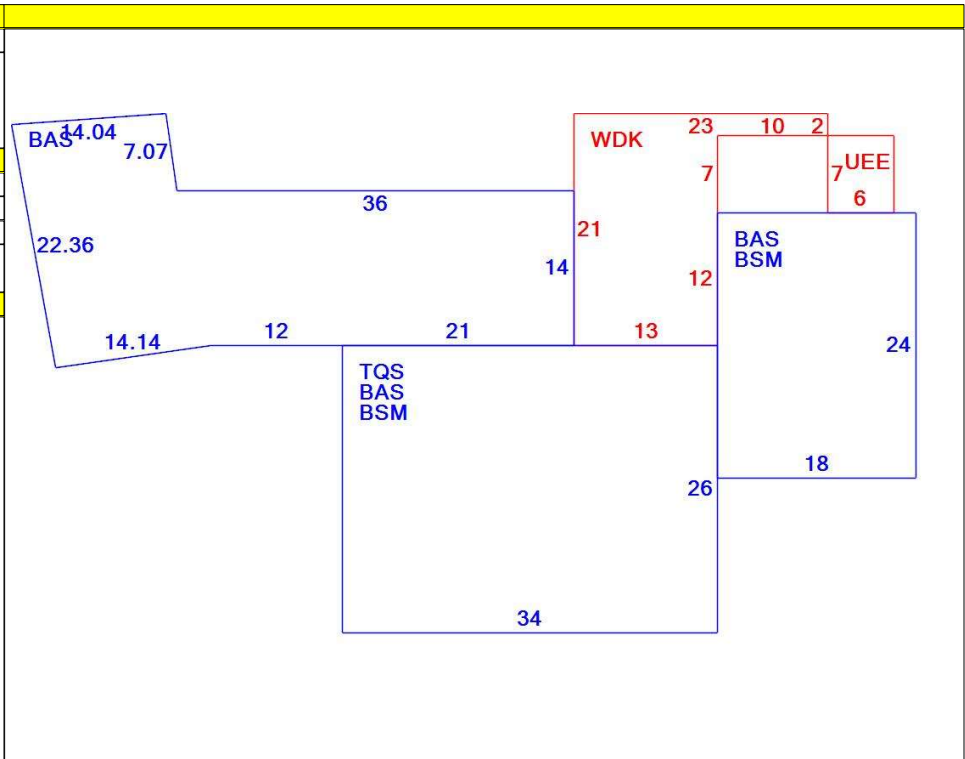
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
244	07-30-2008	RM	Remodel	13,700		100		GAR 300' TO LIVINGSP	09-17-2018	SJD			20	Field Review
24	11-15-2002	AD	Addition		07-26-2003	100		8x12 SHED	06-01-2017	SJD	9		01	Measure - No Entry
375	09-05-2002	NC	New Construct	12,000	07-26-2003	100		16X32 VINYL POOL	04-12-2013	VGS			20	Field Review
20010253	07-02-2001	NC	New Construct	22,000	08-23-2002	100		18X24 F ADD	06-10-2009	KP		1	00	Measure & Listed
15045	08-04-1998	MN	Maintenance	4,000		100		STRIP & REROOF						

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	26,572	SF	12.24	1.00000	5	1.00	0070	1.389		1.0000	17.01	451,900
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			451,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1316	
Model	01	Residential	Bsmt Type	03	
Grade	06	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	875				
FBM Quality	04	Above Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1316				

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

COST / MARKET VALUATION		
Net Other Adj		680,587
Replace Cost		58,544
Year Built		1947
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnld		620,900
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
SPL1	Ing Pool - Ave	L	512	64.00	2003	A	70	C	1.00	22,900
SHD1	Shed	L	96	21.00	2003	A	70	C	1.00	1,400
PTO	Patio	L	400	15.00	2007	G	85	C	1.00	5,100
PTO	Patio	L	1,200	15.00	2010	A	70	C	1.00	12,600
SHD1	Shed	L	216	21.00	2010	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,103	2,103	2,103	221.47	465,758
BSM	Basement	0	1,316	263	44.26	58,247
TQS	Three Quarter Story	663	884	663	166.10	146,837
UEE	Unfin. Enclosed Entry	0	42	15	79.10	3,322
WDK	Deck	0	293	29	21.92	6,423
Ttl Gross Liv / Lease Area		2,766	4,638	3,073		680,587

