

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
CONNOLLY JAMES M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
SANTA MARIA REGINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	343,000	343,000	
26 BLODGETT AVE		SUPPLEMENTAL DATA			RES LAND	1010	428,000	428,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1706 Total Acres .46 Chapter Lan GIS ID F_876046_2833974			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,800	3,800	
						Total		774,800	774,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONNOLLY JAMES M		LCC 90095	08-19-1996	Q	I	133,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	255,800	2022	1010	213,300	2021	1010	212,800
									1010	417,700		1010	360,800		1010	266,800
									1010	2,500		1010	2,500		1010	2,500
								Total		676,000	Total		576,600	Total		482,100

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

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch						
0070					Appraised Bldg. Value (Card)					343,000
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					3,800
					Appraised Land Value (Bldg)					428,000
					Special Land Value					0
					Total Appraised Parcel Value					774,800
					Valuation Method					C
					Total Appraised Parcel Value					774,800

NOTES										VISIT / CHANGE HISTORY					
UPSTAIRS AREA ONLY PARTIALLY FINISHED										Date	Id	Type	Is	Cd	Purpose/Result
										09-17-2018	SJD			20	Field Review
										06-20-2013	SJD	3		30	Quality Control
										04-12-2013	VGS			20	Field Review
										07-15-2008	BSB		1	00	Measure & Listed

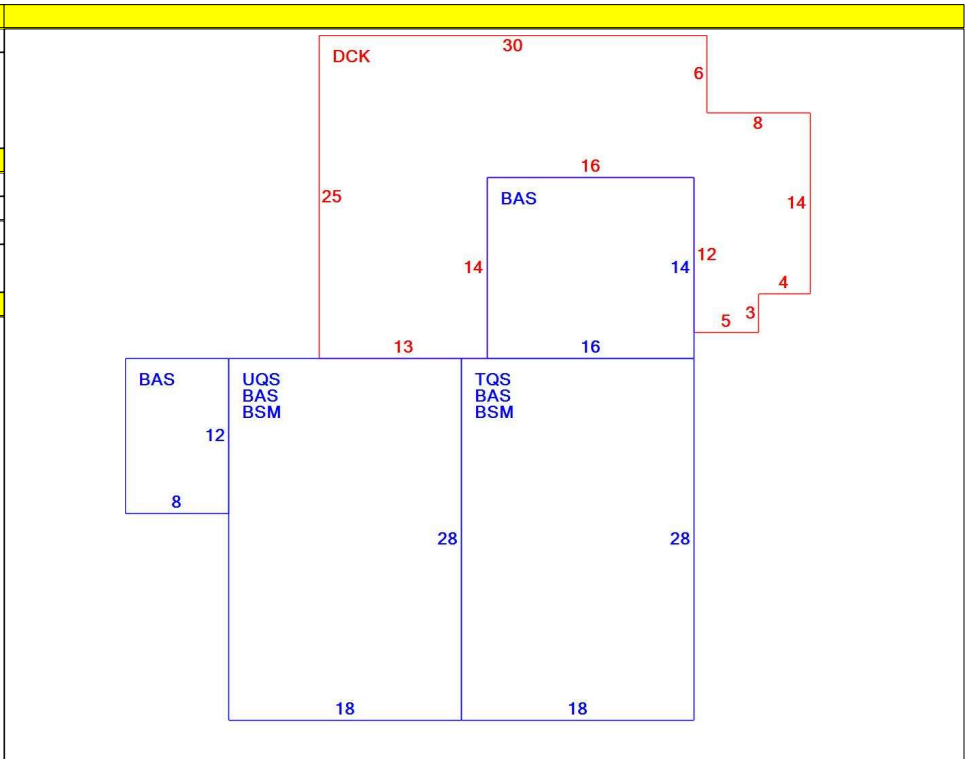
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-13	08-03-2022	MN	Maintenance	3,308		100	08-03-2022	INSULATION		09-17-2018	SJD			20	Field Review
14214	09-09-1996	NC	New Construct	2,000	10-06-1997	100		REROOF, REMODEL KITC		06-20-2013	SJD	3		30	Quality Control
										04-12-2013	VGS			20	Field Review
										07-15-2008	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	20,038 SF	15.38	1.00000	5	1.00	0070	1.389		1.0000	21.36	428,000
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			428,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	378.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
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	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
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	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1008				

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

COST / MARKET VALUATION	
Net Other Adj	471,074
Replace Cost	18,980
Year Built	490,054
Effective Year Built	1960
Depreciation Code	1991
Remodel Rating	A
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	343,000
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
SHD1	Shed	L	256	21.00	2000	A	70	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,328	1,328	1,328	219.21	291,106
BSM	Basement	0	1,008	202	43.93	44,280
DCK	Deck	0	648	65	21.99	14,248
TQS	Three Quarter Story	378	504	378	164.40	82,860
UQS	Unfin 3/4 Story	0	504	176	76.55	38,580
Ttl Gross Liv / Lease Area		1,706	3,992	2,149		471,074



26 BLODGETT AVE

