

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
31 OAKWOOD RD LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PO BOX 1741			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	240,500	240,500	
DUXBURY MA 02331		SUPPLEMENTAL DATA			RES LAND	1010	429,700	429,700		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1250 Total Acres .47 Chapter Lan GIS ID F_875793_2834276		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	30,400	30,400		
							Total	700,600	700,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAVALLEE MICHAEL J & CHERYL A		676 103	04-27-2023	Q	I	840,000	00	Year	Code	Assessed	Year	Code	Assessed
31 OAKWOOD RD LLC		52612 199	04-15-2020	Q	I	615,000	00	2023	1010	257,600	2022	1010	226,900
FARQUHARSON WILLIAM JAMES		51917 153	11-07-2019	U	I	100	1A		1010	419,500		1010	361,600
BERRY ALLISON L		49058 119	10-17-2017	Q	I	536,000	00		1010	23,400		1010	23,400
LONDON CRAIG J & MARGARET A TT		47953 120	12-30-2016	U	I	420,000	1A	Total		700,500	Total		611,900
								Total		518,900	Total		518,900

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
0070			

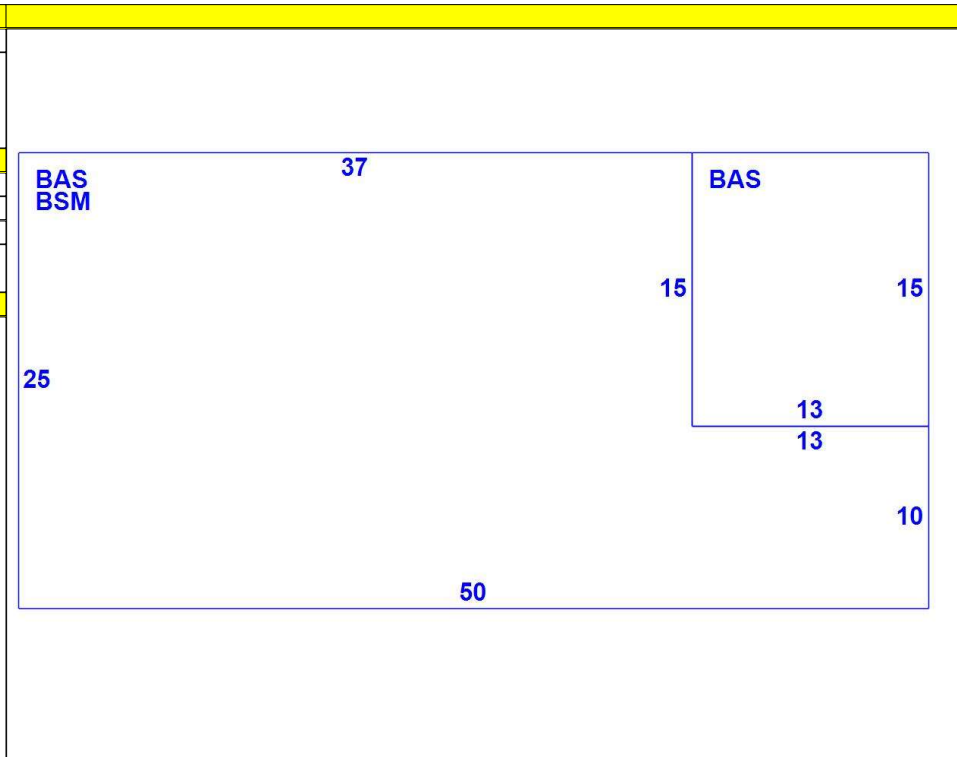
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	240,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	30,400
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	700,600
Valuation Method	C
Total Appraised Parcel Value	700,600

NOTES									

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-20-4	04-22-2020	MN	Maintenance	15,000	06-22-2020	100		Replace 13 windows & replace 2		05-17-2021	SJD	9	2	12	Property Est. - No Access
										06-22-2020	SJT	5		20	Field Review
										09-17-2018	SJD			20	Field Review
										04-11-2018	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-10-2006	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	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	01	Ranch	Bsmt Area	1055	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		270,727
Heat Fuel	02	Oil	Replace Cost		37,668
Heat Type	04	Forced Air-Duc	Year Built		1952
AC Type	01	None	Effective Year Built		1999
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		22
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		78
Gas Fireplaces	0		Cns Sect Rcnld		240,500
Sq Ft Fin Bsmt	575		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1055		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	484	52.00	1985	A	70	B	1.50	26,400
FSP	Screen Porch	L	98	39.00	1990	A	70	B	1.50	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,250	1,250	1,250	185.30	231,628
BSM	Basement	0	1,055	211	37.06	39,099
Ttl Gross Liv / Lease Area		1,250	2,305	1,461		270,727

