

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ABBAN GERALD T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ABBAN HEATHER W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	566,600	566,600
76 BAY VIEW RD		SUPPLEMENTAL DATA			RES LAND	1010	429,700	429,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2177 Total Acres .47 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	67,500	67,500
GIS ID F_875915_2834378		Assoc Pid#			Total		1,063,800	1,063,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ABBAN GERALD T		28777 0332	07-30-2004	Q	I	630,000	00	Year	Code	Assessed	Year	Code	Assessed
RELOCATION DYNAMICS INC		28777 0326	07-30-2004	U	I	630,000	1	2023	1010	424,700	2022	1010	355,500
SHEPHERD ANDREW T		25599 0048	06-27-2003	Q	I	570,000	00		1010	419,500		1010	361,600
TINKHAM ROBERT H		15372 0328	08-01-1997	Q	I	260,000	00		1010	41,600		1010	41,600
PRZEDPELSKI JOHN E		13286 0305	11-30-1994	Q	I	218,000	00	Total		885,800	Total		758,700
								Total		658,200	Total		658,200

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0070			

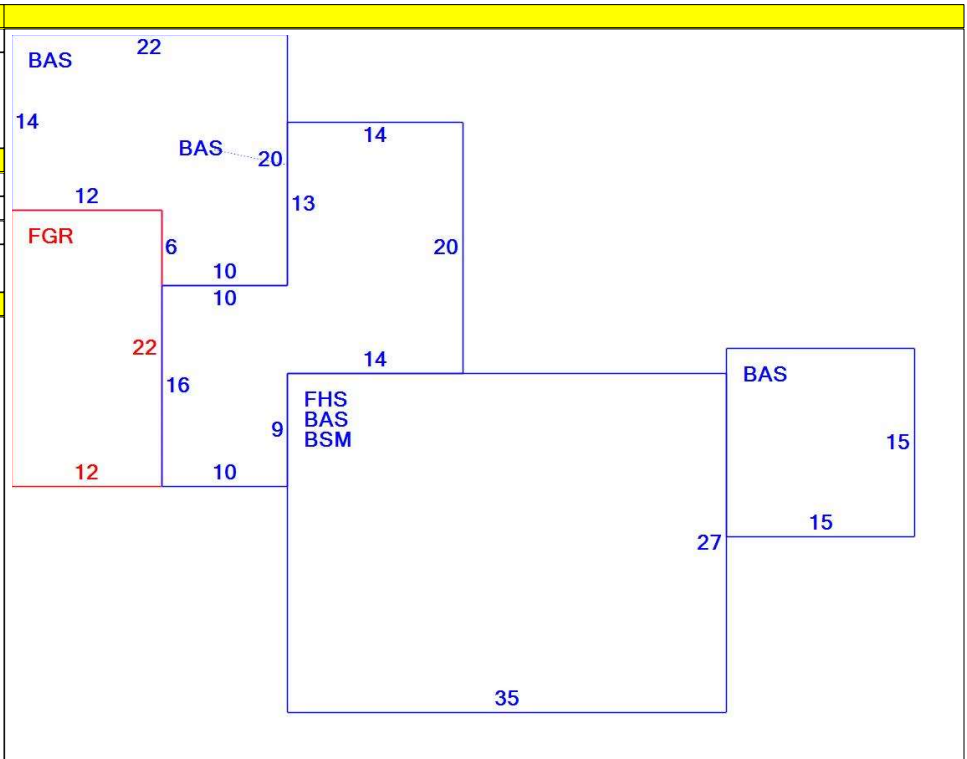
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	566,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	67,500
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	1,063,800
Valuation Method	C
Total Appraised Parcel Value	1,063,800

NOTES							
96SF FOP = POOL PAVILLION							

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
2016-3	03-04-2016	BP	Bldg Permit	3,800	07-02-2018	100		CONSTRUCT A 15.5 X 12' POOL	09-17-2018	SJD			20	Field Review
2015-255	08-25-2015	BP	Bldg Permit	30,000	07-02-2018	100		INSTALL IN GRD 15' X 36' GUNI	07-02-2018	JLF	5		01	Measure - No Entry
40	01-18-2008	AD	Addition	16,000		100		225', CONVERT EX BDRM	04-12-2013	VGS			20	Field Review
39	01-18-2008	NC	New Construct	5,000	09-02-2008	100		FOUNDATION 225'	03-13-2013	AO	6	6	30	Quality Control
47	05-16-2006	MN	Maintenance	4,500		100		RPLC 10 WINDOWS	09-02-2008	K&B			01	Measure - No Entry
12626	12-03-1992	AD	Addition	5,000	01-01-1993	100		ENLARGE BREEZEWAY						

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	04	Cape Cod	Bsmt Area	945	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.6				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			734,906
Interior Floor 2			Net Other Adj		41,213
Heat Fuel	02	Oil	Replace Cost		776,118
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	8		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		73
Gas Fireplaces	0		Cns Sect Rcnld		566,600
Sq Ft Fin Bsmt	390		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	945		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	96	21.00	1980	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	540	89.00	2016	E	100	C	1.00	48,100
FOP	Open Porch	L	168	35.00	2016	E	100	C	1.00	5,900
FOP	Open Porch	L	96	35.00	2016	E	100	C	1.00	3,400
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,978	1,978	1,978	267.63	529,367
BSM	Basement	0	945	189	53.53	50,582
FGR	Garage	0	264	106	107.46	28,369
FHS	Finished Half Story	473	945	473	133.96	126,588
Ttl Gross Liv / Lease Area		2,451	4,132	2,746		734,906

