

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OLSON JOAN L TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
JOAN L OLSON TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	349,900	349,900	
92 BLODGETT AVE		SUPPLEMENTAL DATA			RES LAND	1010	451,900	451,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2178 Total Acres .61 Chapter Lan GIS ID F_876189_2834584			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,200	1,200	
						Total		803,000	803,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OLSON JOAN L TT		36793 0246	02-11-2009	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	260,600	2022	1010	217,000	2021	1010	215,800
									1010	441,300		1010	373,400		1010	281,400
									1010	800		1010	800		1010	800
						Total		702,700		Total		591,200		Total		498,000

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										
NOTES						Appraised Bldg. Value (Card)				349,900
						Appraised Xf (B) Value (Bldg)				0
						Appraised Ob (B) Value (Bldg)				1,200
						Appraised Land Value (Bldg)				451,900
						Special Land Value				0
						Total Appraised Parcel Value				803,000
						Valuation Method				C
						Total Appraised Parcel Value				803,000

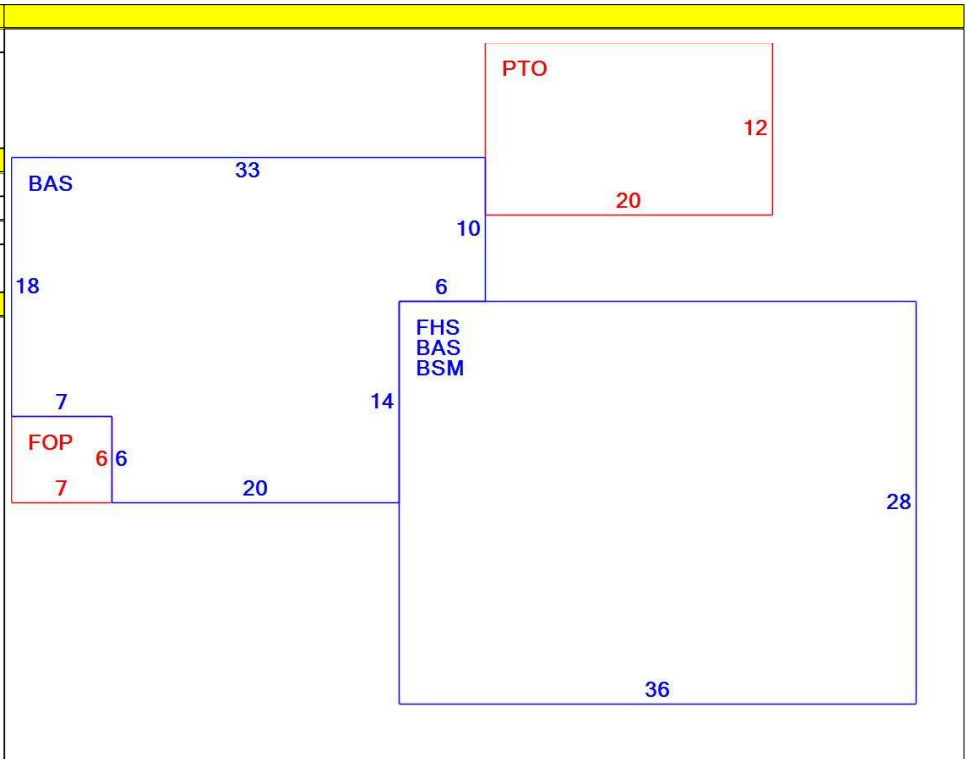
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-21	09-20-2022	MN	Maintenance	1,848		100		Attic insulation and air sealing		09-17-2018	SJD			20	Field Review
QPO-22-70	04-19-2022	MN	Maintenance	15,030		100	04-19-2022	STRIP & REROOF		04-12-2013	VGS			20	Field Review
QPO-21-111	05-18-2021	MN	Maintenance	13,811		100		Replacement of 5 windows.		08-14-1999	K+R		1	00	Measure & Listed
QPO-21-28	02-22-2021	MN	Maintenance	6,484		100		Replace 1 Patio Door							
2018-186	09-10-2018	MN	Maintenance	2,487		100		5 WINDOWS							
12073	10-22-1991	NC	New Construct	1,500	01-01-1992	100		GARDEN SHED 10 X 8							

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	1008	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
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	05	Conc Block			
Bsmt Garage	0				
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	489,088
Replace Cost	17,940
Year Built	507,029
Effective Year Built	1951
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	349,900
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
SHD1	Shed	L	80	21.00	1991	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,674	1,674	1,674	203.96	341,424
BSM	Basement	0	1,008	202	40.87	41,199
FHS	Finished Half Story	504	1,008	504	101.98	102,794
FOP	Open Porch	0	42	6	29.14	1,224
PTO	Patio	0	240	12	10.20	2,447
Ttl Gross Liv / Lease Area		2,178	3,972	2,398		489,088



92 BLODGETT AVE

