

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOYT JOHN K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
HOYT KAREN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	392,600	392,600
78 STANDISH ST				0 Medium		RES LAND	1010	1,084,500	1,084,500
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	3,000	3,000
DUXBURY MA 02332	Alt Prcl ID	Cyclical 9							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1688	District							
	Total Acres .49	Res Exem							
	Chapter Lan								
	GIS ID F_878397_2833504	Assoc Pid#							
						Total		1,480,100	1,480,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOYT JOHN K	55395	292	07-30-2021	Q	I	1,400,000	00	Year	Code	Assessed	Year	Code	Assessed
HABGOOD ROBERT	44044	14	01-31-2014	U	I	600,000	1	2023	1010	419,500	2022	1010	336,000
SCHNEIDER CHRIS & SCHNEIDER MYL	3458	708	01-01-2001	U	I	0	1		1010	945,300	2021	1010	504,800
									1010	2,000			
						Total		1,366,800	Total		990,800	Total	839,500

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

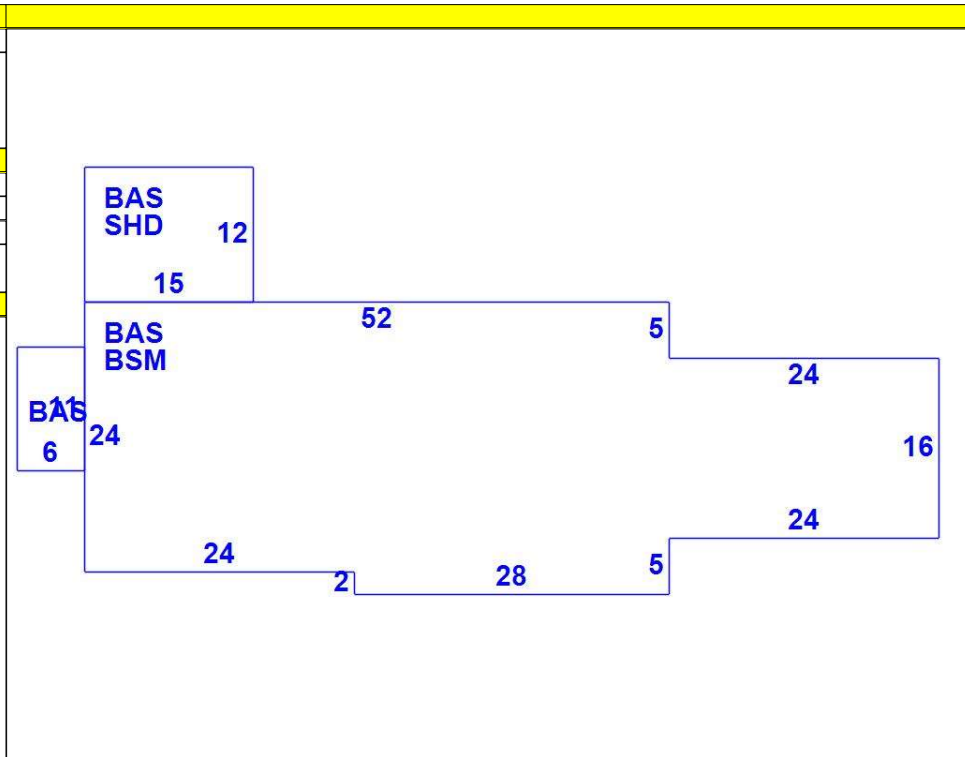
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	392,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	1,084,500
Special Land Value	0
Total Appraised Parcel Value	1,480,100
Valuation Method	C
Total Appraised Parcel Value	1,480,100

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
BP-19-293	09-24-2019	AD		7,300	05-14-2020	100		Construct a 11'x6' Mudroom addit	05-02-2022	SJD	9	1	06	Inspection Only
2014-46	09-24-2014	NC	New Construct		09-24-2014	100		OP #23 ISSUED ON 9/24/2014.	08-03-2021	SJT	6		30	Quality Control
2014-83	04-02-2014	AD	Addition	3,500	07-16-2015	100		IN CONJUNCTION WITH BP-20	05-14-2020	SJT	5		20	Field Review
2014-50	02-26-2014	RM	Remodel	95,000	07-16-2015	100		RM KITCHEN AND 3 BATHROO	07-16-2015	JLF	5		01	Measure - No Entry
12021	09-05-1991	RM	Remodel	2,000		100		REPL DK W/16X6 DECK	04-12-2013	VGS			20	Field Review
									03-01-2002	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	21,344	SF	14.61	1.00000	5	1.00	0090	3.661	SLOPE	TP95	0.9500	50.81	1,084,500
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value				1,084,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1688	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		421,600
Interior Floor 2			Replace Cost		75,400
Heat Fuel	02	Oil	Year Built		1959
Heat Type	04	Forced Air-Duc	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	1		Cns Sect Rcnld		392,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1272		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1688		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	64	21.00	2010	A	70	C	1.00	900
PTO	Patio	L	196	15.00	2010	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,934	1,934	1,934	180.56	349,197
BSM	Basement	0	1,688	338	36.15	61,028
SHD	Attached Shed	0	180	63	63.19	11,375
Ttl Gross Liv / Lease Area		1,934	3,802	2,335		421,600

