

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
THEMISTOKLEOUS E & C TT PRIOR FARM NOM TRUST 78 BAY RD  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	624,600	624,600
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	1010	657,900	657,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3062 Total Acres .948 Chapter Lan GIS ID F_877060_2834013		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	66,800	66,800
						Total				1,349,300	1,349,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THEMISTOKLEOUS E & C TT		17816 0093	08-30-1999	Q	I	472,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	673,100	2022	1010	585,800
									1010	642,700		1010	542,300
									1010	51,000		1010	51,000
								Total		1,366,800	Total		1,179,100
								Total			Total		1,093,000

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

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**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 624,600  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 66,800  
 Appraised Land Value (Bldg) 657,900  
 Special Land Value 0  
 Total Appraised Parcel Value 1,349,300  
 Valuation Method C

Total Appraised Parcel Value 1,349,300

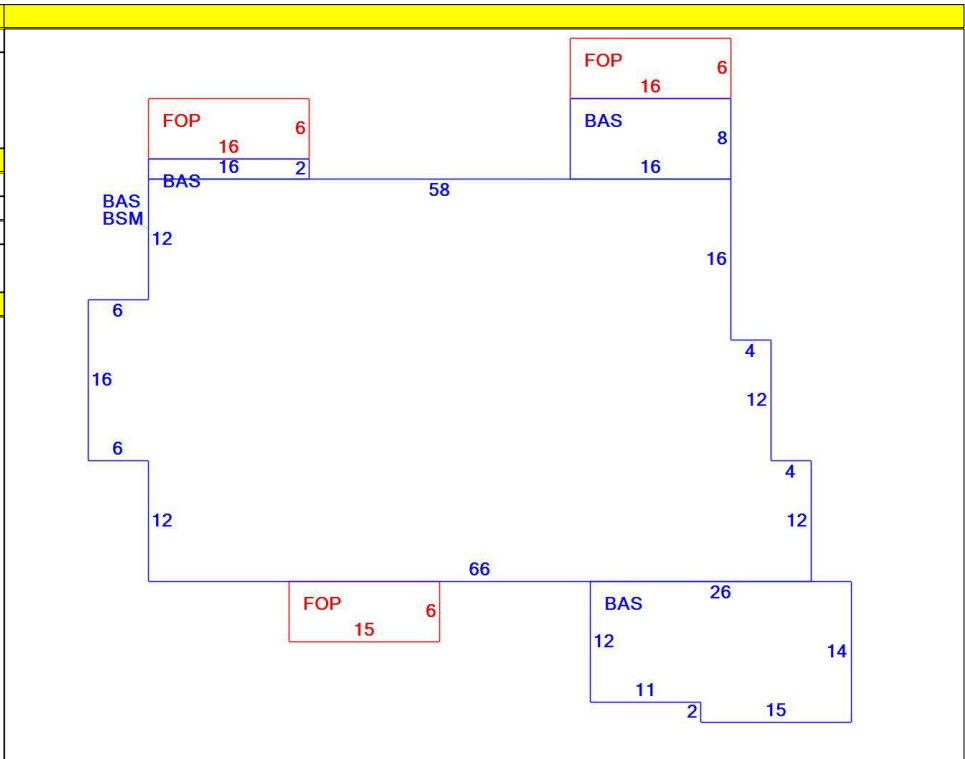
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

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
187	06-27-2007	MN	Maintenance	15,000		100		REROOF ON GAR 28X30	04-12-2013	VGS			20	Field Review
209	06-13-2006	RM	Remodel	28,000		100		EXIST GAR 16X22	08-07-2008	KP		1	00	Measure & Listed
20000149	05-08-2000	AD	Addition	80,000	12-11-2001	100		KITCHEN/DIN/BR/PORCH						

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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389		V135	1.3500	16.41	656,400
1	1010	Single Family	WP	Residual	0.030	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.15	1,500
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			657,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2560	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			716,456
Interior Floor 2			Net Other Adj		27,125
Heat Fuel	03	Gas	Replace Cost		743,581
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		16
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		84
Gas Fireplaces	0		Cns Sect Rcnld		624,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2560		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	1,056	52.00	2000	A	70	C	1.00	38,400
FGR1	Garage - 1 Sto	L	672	52.00	1985	A	70	C	1.00	24,500
PTO	Patio	L	376	15.00	1968	A	70	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,062	3,062	3,062	198.14	606,689
BSM	Basement	0	2,560	512	39.63	101,445
FOP	Open Porch	0	282	42	29.51	8,322
Ttl Gross Liv / Lease Area		3,062	5,904	3,616		716,456



78 BAY RD

