

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BUNTING CHARLES		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BUNTING EMILY		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	636,800	636,800	
52 BAY RD					0	Heavy		RES LAND	1010	431,500	431,500	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>												
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1188 Total Acres .48 Chapter Lan		Cyclical Exemption W District Res Exem		7					
GIS ID		F_877417_2834229		Assoc Pid#		Total 1,068,300 1,068,300						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BUNTING CHARLES	53463	75	09-18-2020	Q	I	870,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEEDOM TIMOTHY G	49807	0263	05-17-2018	Q	I	765,000	00	2023	1010	483,900	2022	1010	410,300	2021	1010	413,700
WATERMARK LLC	48426	0	05-16-2017	U	I	300,000	1		1010	421,200		1010	362,400		1010	315,600
MCCORMACK GAIL C	4641	0296	04-17-1979	U	I	43,400	1	Total 905,100 Total 772,700 Total 729,300								

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES											
										This signature acknowledges a visit by a Data Collector or Assessor	
										<b>APPRAISED VALUE SUMMARY</b>	
										Appraised Bldg. Value (Card) 636,800	
										Appraised Xf (B) Value (Bldg) 0	
										Appraised Ob (B) Value (Bldg) 0	
										Appraised Land Value (Bldg) 431,500	
										Special Land Value 0	
										Total Appraised Parcel Value 1,068,300	
										Valuation Method C	
										Total Appraised Parcel Value 1,068,300	

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
2017-413	12-05-2017	BP	Bldg Permit	16,000	05-16-2018	100		IN CONJUNCTION WITH BP-289 SINGLE FAMILY 1ST FL: 1215', DEMOLISH EXISTING HOUSE INTERIOR DEMO OF DWELLIN	05-16-2018	JLF	5	1	00	Measure & Listed
2017-289	09-11-2017	NC	New Construct	300,000	05-16-2018	100			04-12-2013	VGS			20	Field Review
2017-283	09-07-2017	DM	Demolish	14,500	05-16-2018	100			06-18-2008	BSB		1	00	Measure & Listed
2017-166	05-16-2017	RM	Remodel	1,200	05-16-2018	100								

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	20,909	SF 14.86	1.00000	5	1.00	0070	1.389		1.0000	20.64	431,500	
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			431,500

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1170	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C      Ownr
Exterior Wall 2					B      S
Roof Structure	03	Gable	Adjust Type	Code	Description      Factor%
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			628,510
Interior Floor 2			Net Other Adj		41,781
Heat Fuel	03	Gas	Replace Cost		670,290
Heat Type	04	Forced Air-Duc	Year Built		2017
AC Type	03	Central	Effective Year Built		2016
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		5
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		95
Gas Fireplaces	0		Cns Sect Rcnd		636,800
Sq Ft Fin Bsmt	327		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1170		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	302.75	354,218
BSM	Basement	0	1,170	234	60.55	70,844
FOP	Open Porch	0	45	7	47.09	2,119
FUS	Finished Upper Story	80	80	80	302.75	24,220
PTO	Patio	0	174	9	15.66	2,725
TQS	Three Quarter Story	576	768	576	227.06	174,384
Ttl Gross Liv / Lease Area		1,826	3,407	2,076		628,510

