

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MURPHY MARK & KELSEY			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,900	373,900		
				0 Heavy		RES LAND	1010	444,500	444,500		
44 BAY RD		SUPPLEMENTAL DATA				RESIDNTL	1010	1,200	1,200	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1689 Total Acres .554 Chapter Lan		Cyclical 7 Exemption W District Res Exem							
GIS ID F_877488_2834285		Assoc Pid#						Total	819,600		819,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY MARK & KELSEY TT	57794	138	04-03-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MURPHY MARK & KELSEY	57304	304	10-06-2022	Q	I	929,000	00	2023	1010	284,300	2022	1010	260,100	2021	1010	235,400
RIZZO MARY	55172	283	06-21-2021	U	I	100	1A		1010	433,800		1010	368,500		1010	324,000
RIZZO MARY	52256	325	01-23-2020	Q	I	675,000	00		1010	800		1010	800		1010	800
DEVNEW NATHANIEL E	46895	0213	05-06-2016	Q	I	580,000	00	Total		718,900	Total		629,400	Total		560,200

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				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										373,900				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										1,200				
Appraised Land Value (Bldg)										444,500				
Special Land Value										0				
Total Appraised Parcel Value										819,600				
Valuation Method										C				
Total Appraised Parcel Value										819,600				

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
214	10-06-2010	MS	Miscellaneous	2,000		100		LOAD BEARING BEAM		04-11-2023	SJD	9		01	Measure - No Entry
13	01-04-2008	MN	Maintenance	4,000		100		SILLS & LANDING DECK		03-05-2020	SJD	9	1	00	Measure & Listed
8	01-09-2003	RM	Remodel	15,000	08-25-2004	100		RM INTR/ADD DECKS		12-19-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-17-2010	KP			01	Measure - No Entry

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	24,135	SF	13.26	1.00000	5	1.00	0070	1.389			1.0000	18.42	444,500
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			444,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1014	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			423,985
Interior Floor 2			Net Other Adj		21,190
Heat Fuel	03	Gas	Replace Cost		445,175
Heat Type	05	Hot Water	Year Built		1949
AC Type	03	Central	Effective Year Built		2005
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnd		373,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1014		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	1980	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	1,014	1,014	1,014	217.76	220,812
BSM	Basement	0	1,014	203	43.60	44,206
DCK	Deck	0	144	14	21.17	3,049
FNS	Finished 90% Story	675	750	675	195.99	146,990
WDK	Deck	0	406	41	21.99	8,928
Ttl Gross Liv / Lease Area		1,689	3,328	1,947		423,985

