

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BROWN LINDA O  PO BOX 977  DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	800,900	800,900
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	3,281,900	3,281,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3501 Total Acres 1.728 Chapter Lan GIS ID F_877433_2830542		Cyclical Exemption W W District Res Exem Assoc Pid#				RESIDNTL	1010	39,400	39,400
						Total				4,122,200	4,122,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN LINDA O		LCC 82033	10-04-1991	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	594,900	2022	1010	494,500	2021	1010	460,800
									1010	3,421,800		1010	2,898,600		1010	1,966,500
									1010	28,700		1010	28,700		1010	28,700
								Total		4,045,400	Total		3,421,800	Total		2,456,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	800,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	39,400
Appraised Land Value (Bldg)	3,281,900
Special Land Value	0
Total Appraised Parcel Value	4,122,200
Valuation Method	C
Total Appraised Parcel Value	4,122,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES									

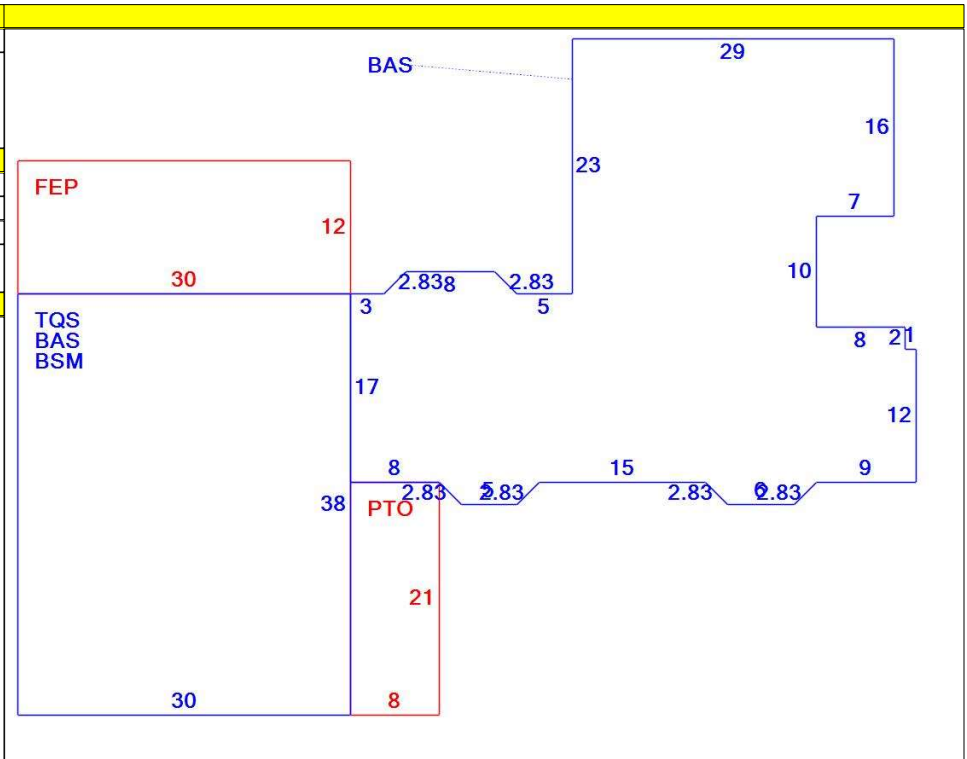
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
234	11-14-2011	MN	Maintenance	8,000		100		TWO PILES & DECKING		04-12-2013	VGS			20	Field Review
20000332	08-25-2000	MN	Maintenance	2,500		100		REPL SILL/RAISE FNDA		09-09-2008	BSB			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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			W250	2.5000	80.09	3,203,500	
1	1010	Single Family	RC	Residual	0.600	AC 35,000.00	1.00000	5	1.00	0090	3.661				1.0000	2.94	76,900	
1	1010	Single Family	WP	Undevelop	0.210	AC 2,000.00	1.00000	0	1.00	0090	3.661				1.0000	0.16	1,500	
Total Card Land Units					1.73	AC	Parcel Total Land Area					1.73	Total Land Value					3,281,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1140	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1140				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
			949,600	
Net Other Adj			27,125	
Replace Cost			976,725	
Year Built			1870	
Effective Year Built			2003	
Depreciation Code			E	
Remodel Rating				
Year Remodeled				
Depreciation %			18	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			82	
Cns Sect Rcnld			800,900	
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
DCK	Dock	L	68	45.00	1980	A	70	C	1.00	2,100
FGR2	Garage - 1 St	L	760	63.00	1980	A	70	C	1.00	33,500
PTO	Patio	L	360	15.00	1971	A	70	C	1.00	3,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,646	2,646	2,646	240.22	635,629
BSM	Basement	0	1,140	228	48.04	54,771
FEP	Finished Enclosed Porch	0	360	216	144.13	51,888
PTO	Patio	0	168	8	11.44	1,922
TQS	Three Quarter Story	855	1,140	855	180.17	205,390
Ttl Gross Liv / Lease Area		3,501	5,454	3,953		949,600



128 CRESCENT ST

