

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FLYNN JESSE			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
FLYNN CRYSTAL			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,191,400	1,191,400	
17 ALLENS LN					0	Medium			RES LAND	1010	1,301,900	1,301,900	
DUXBURY MA 02332			SUPPLEMENTAL DATA				RESIDNTL	1010	10,100	10,100			
Alt Prcl ID			Cyclical			9							
Scnd Home			Exemption										
Tax Class T			W										
Tot Fin Area 2582			District										
Total Acres 1.078			Res Exem										
Chapter Lan													
GIS ID F_879557_2829744			Assoc Pid#										
										Total	2,503,400	2,503,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLYNN JESSE	47274	0018	08-03-2016	Q	I	975,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
NACHMANN JOHN T & CHERYL L	10507	0194	09-30-1991	Q	I	206,000	00	2023	1010	899,900	2022	1010	821,000	2021	1010	673,200
									1010	1,135,700		1010	772,700		1010	652,600
									1010	7,200		1010	7,200		1010	4,400
								Total	2,042,800	Total	1,600,900	Total	1,330,200			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD										APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															

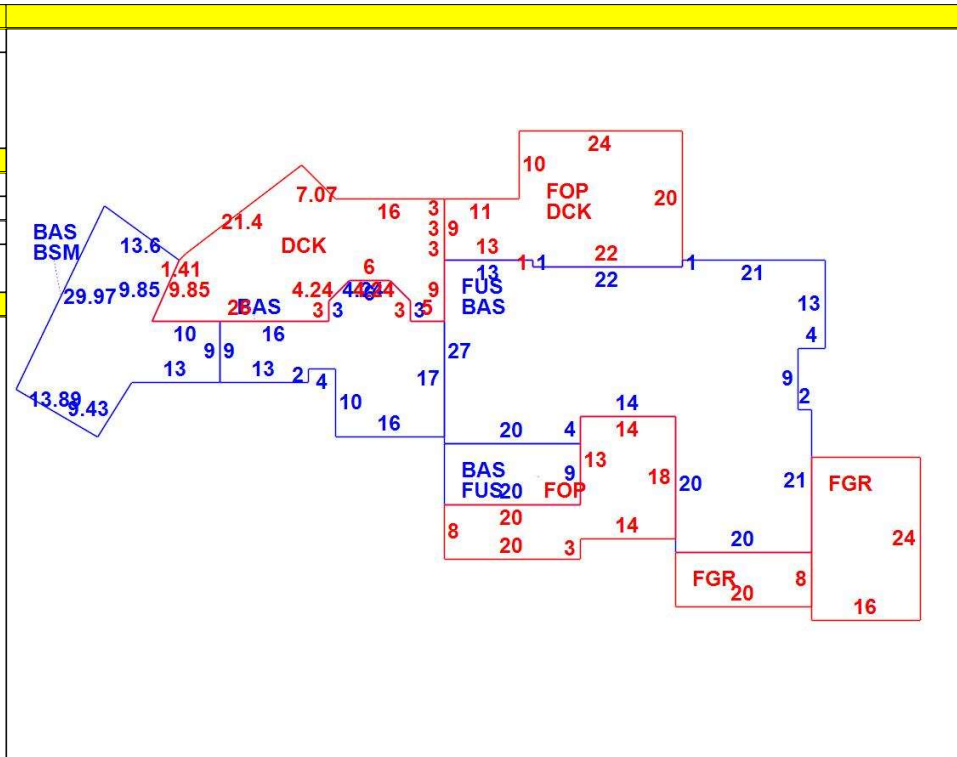
NOTES										APPROAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						1,191,400
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						10,100
										Appraised Land Value (Bldg)						1,301,900
										Special Land Value						0
										Total Appraised Parcel Value						2,503,400
										Valuation Method						C
										Total Appraised Parcel Value						2,503,400

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
2018-370	10-04-2018	MS	Miscellaneous	51,800		100		INSTALLATION OF 3 GAS FIRE		03-27-2019	SJT	5		01	Measure - No Entry
2018-99	03-22-2018	AD	Addition	540,000	03-26-2019	100	03-29-2019	ADDITION 114' AND 370' GARA		07-10-2018	JLF	5		00	Measure & Listed
14031	05-13-1996	AD	Addition	30,000		100		14X30 1STRY ADDITION		11-09-2016	JLF	9	1	00	Measure & Listed
12290	04-30-1992	AD	Addition	34,000	01-01-1994	100		ADD 500SF & DECKS		04-12-2013	VGS			20	Field Review
										07-23-2008	BSB		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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.160	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	20,500
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value			1,301,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	515	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1				
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			1,287,090
Interior Floor 2			Net Other Adj		36,670
Heat Fuel	03	Gas	Replace Cost		1,323,760
Heat Type	04	Forced Air-Duc	Year Built		1956
AC Type	03	Central	Effective Year Built		2011
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		10
Total Rooms	8		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	1		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnd		1,191,400
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	515		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	96	21.00	1980	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,883	2,883	2,883	240.08	692,162
BSM	Basement	0	515	103	48.02	24,729
DCK	Deck	0	1,213	121	23.95	29,050
FGR	Garage	0	544	218	96.21	52,338
FOP	Open Porch	0	989	148	35.93	35,532
FUS	Finished Upper Story	1,888	1,888	1,888	240.08	453,279
Ttl Gross Liv / Lease Area		4,771	8,032	5,361		1,287,090

