

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
OBRIEN GAIL E 71 FOREST ST DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	663,000	663,000	
				0 Light		RES LAND	1010	351,400	351,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	56,800	56,800	
Alt Prcl ID		Cyclical 1								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3041		District								
Total Acres .958		Res Exem								
Chapter Lan										
GIS ID F_859827_2858897		Assoc Pid#								
						Total		1,071,200	1,071,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN GAIL E		12260 0093	10-01-1993	Q	V	92,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	501,700	2022	1010	468,900
									1010	365,500		1010	301,200
									1010	35,100		1010	35,100
								Total		902,300	Total		805,200
								Total			Total		690,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 663,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD						Appraised Ob (B) Value (Bldg) 56,800						
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 351,400				
0050								Special Land Value 0				
NOTES						Total Appraised Parcel Value 1,071,200						
						Valuation Method C						
						Total Appraised Parcel Value 1,071,200						

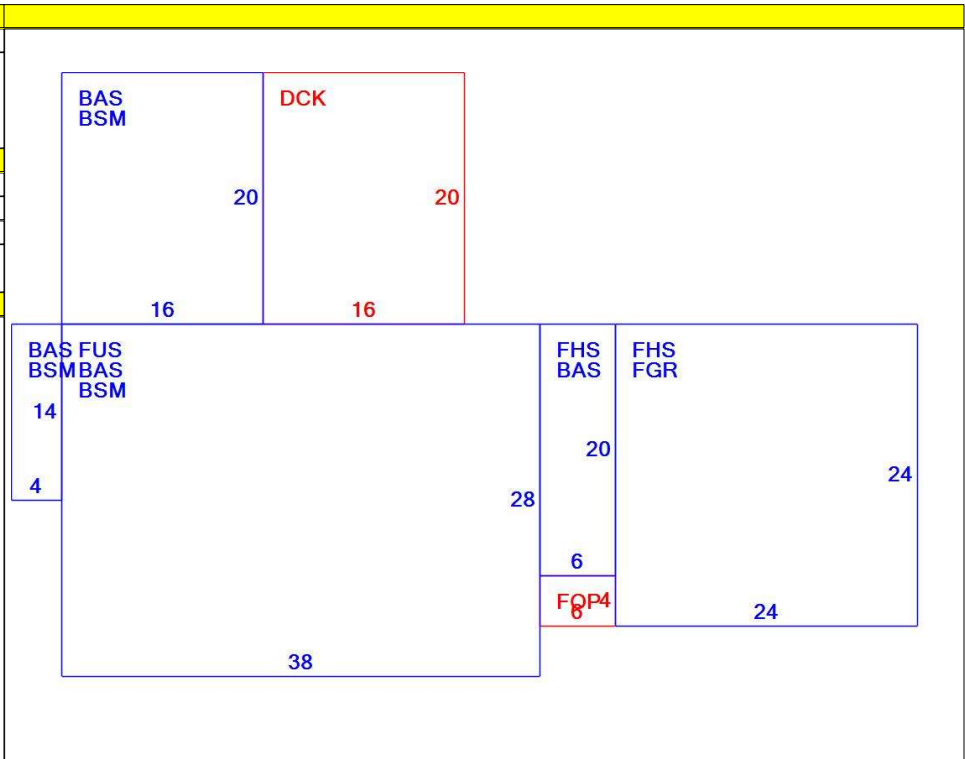
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
175	05-16-2006	MS	Miscellaneous	25,000		100		INGRD GUNITE 24X38	09-18-2018	SJD			20	Field Review
12979	10-21-1993	NC	New Construct	151,000	11-30-1995	100		28X38/2STY/ATT GAR	04-12-2013	VGS			20	Field Review
									06-18-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,400
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
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	1440				

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

COST / MARKET VALUATION	
Net Other Adj	753,943
Replace Cost	26,080
Year Built	1993
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	663,000
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
SPL2	Ing Pool-Good	L	912	89.00	2005	A	70	C	1.00	56,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560	1,560	213.82	333,565
BSM	Basement	0	1,440	288	42.76	61,581
DCK	Deck	0	320	32	21.38	6,842
FGR	Garage	0	576	230	85.38	49,180
FHS	Finished Half Story	348	696	348	106.91	74,411
FOP	Open Porch	0	24	4	35.64	855
FUS	Finished Upper Story	1,064	1,064	1,064	213.82	227,509
Ttl Gross Liv / Lease Area		2,972	5,680	3,526		753,943



71 FOREST ST

