

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONOVAN KEVIN M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DONOVAN LINDA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,483,600	1,483,600
31 CRESCENT ST		SUPPLEMENTAL DATA			RESIDNTL	1010	1,363,400	1,363,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3477 Total Acres 1.558 Chapter Lan GIS ID F_878874_2829853			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	34,000	34,000
						Total		2,881,000	2,881,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONOVAN KEVIN M		40732 0079	12-16-2011	Q	I	675,000	00	Year	Code	Assessed	Year	Code	Assessed
FERGUSON JOAN B		35940 0140	05-06-2008	U	I	100	1F	2023	1010	1,134,000	2022	1010	1,046,000
									1010	1,189,300		1010	809,200
									1010	25,800		1010	25,800
						Total		2,349,100	Total	1,881,000	Total	1,578,000	

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)	1,483,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	34,000
Appraised Land Value (Bldg)	1,363,400
Special Land Value	0
Total Appraised Parcel Value	2,881,000
Valuation Method	C
Total Appraised Parcel Value	2,881,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES											

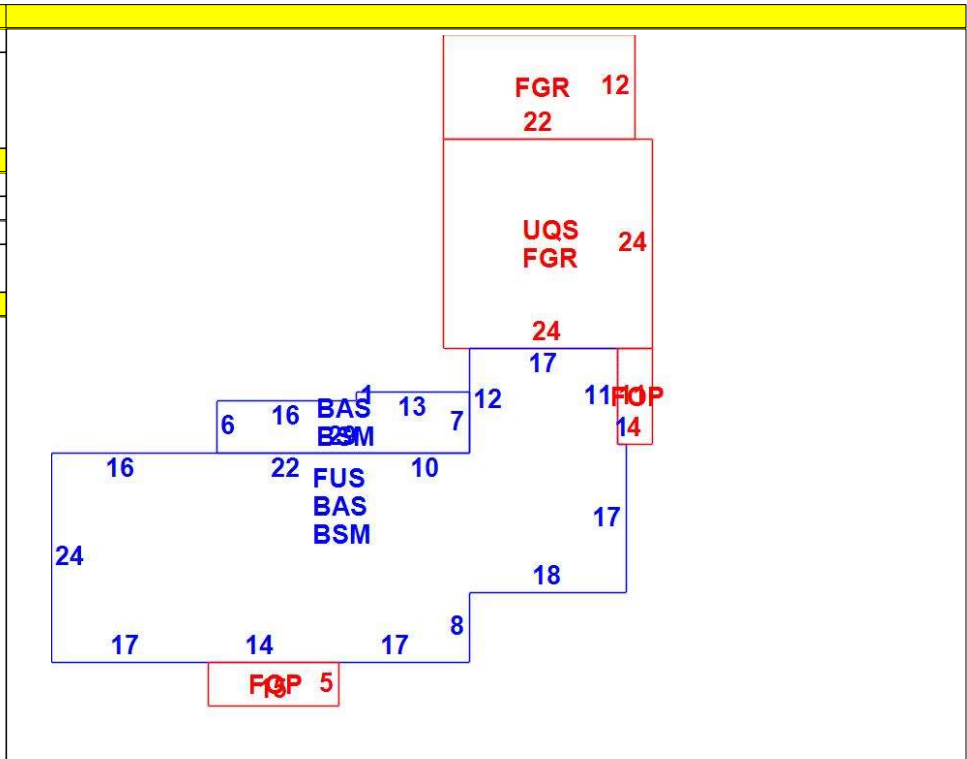
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-454	12-13-2018	NC	New Construct	475,000	06-10-2019	100		SINGLE FAMILY DWELLING: 1S DEMO DWELLING	02-20-2020	SJT	5		20	Field Review
2018-448	12-10-2018	DM	Demolish	14,500	04-18-2019	100			07-29-2019	SJT	5		20	Field Review
									06-10-2019	SJT	5		20	Field Review
									04-18-2019	SJT	5		05	Measure - Under Construct
									04-12-2013	VGS			20	Field Review
								04-12-2010	KP-			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	0.640 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	82,000	
Total Card Land Units					1.56 AC	Parcel Total Land Area					1.56	Total Land Value					1,363,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1832	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
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	1832				

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

COST / MARKET VALUATION		
Net Other Adj		1,463,657
Replace Cost		50,250
Year Built		2019
Effective Year Built		2019
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	98	
Cns Sect Rcnld	1,483,600	
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
FGR1	Garage - 1 Sto	L	646	52.00	1980	A	70	C	1.00	23,500
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,832	1,832	1,832	332.73	609,552
BSM	Basement	0	1,832	366	66.47	121,777
FGR	Garage	0	840	336	133.09	111,796
FOP	Open Porch	0	119	18	50.33	5,989
FUS	Finished Upper Story	1,645	1,645	1,645	332.73	547,333
UQS	Unfin 3/4 Story	0	576	202	116.68	67,210
Ttl Gross Liv / Lease Area		3,477	6,844	4,399		1,463,657

