

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COUNT MICHAEL E & ANN TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
COUNT FAMILY LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	439,200	439,200	
1 ARROWHEAD RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	433,100	433,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2090 Total Acres .58 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	30,500	0	<b>VISION</b>
GIS ID F_874149_2832908		Assoc Pid#			Total		902,800	872,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COUNT MICHAEL E & ANN TT		57216 210	09-08-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
COUNT MICHAEL E		43621 0345	09-19-2013	Q	I	468,400	00	2023	1010	326,700	2022	1010	271,900
LANGEFOSS HEATHER L & GOSNELL C		12811 0180	04-15-1994	U	I	100	1F		1010	464,400	2021	1010	278,500
LANGEFOSS H L & GOSNELL C S TRUS		12201 0249	09-14-1993	U	I	100	1F	Total		791,100	Total		567,900
								Total		549,900	Total		549,900

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	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			439,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			30,500
Appraised Land Value (Bldg)			433,100
Special Land Value			0
Total Appraised Parcel Value			902,800
Valuation Method			C
Total Appraised Parcel Value			902,800

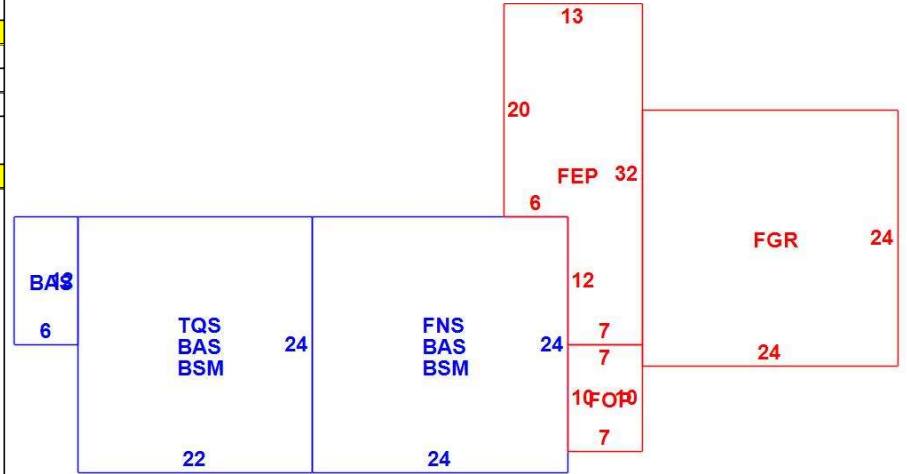
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-84	03-20-2023	SP	Solar Panels	50,582		100	05-18-2023	29 SOLAR PANELS	05-29-2019	SJT	5		12	Property Est. - No Access
2018-0310	08-08-2018	BP		3,500	05-29-2019	100		Install HVAC System	03-11-2014	SJD	9		01	Measure - No Entry
2018-177	05-15-2018	AD	Addition	91,000	05-29-2019	100		22' DORMER OFF 2ND FLOOR	04-12-2013	VGS			20	Field Review
2014-134	06-02-2014	RM	Remodel	3,254		100		REMODEL AREAS IN DINING R	09-09-2008	BSB			01	Measure - No Entry
2013-204	11-04-2013	MN	Maintenance	5,100	03-11-2014	100		REPLACE 2 WINDOWS						

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	25,265 SF	12.78	1.00000	5	1.00	0060	1.341		1.0000	17.14	433,100
Total Card Land Units					0.58 AC	Parcel Total Land Area					0.58	Total Land Value			433,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
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	1104				

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

COST / MARKET VALUATION	
Net Other Adj	545,195
Replace Cost	17,940
Year Built	1950
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnld	439,200
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
SLR	Solar Panels	L	29	1050.00	2023	A	70	C	1.00	30,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	197.68	232,469
BSM	Basement	0	1,104	221	39.57	43,687
FEP	Finished Enclosed Porch	0	344	206	118.38	40,722
FGR	Garage	0	576	230	78.93	45,466
FNS	Finished 90% Story	518	576	518	177.77	102,397
FOP	Open Porch	0	70	11	31.06	2,174
TQS	Three Quarter Story	396	528	396	148.26	78,280
Ttl Gross Liv / Lease Area		2,090	4,374	2,758		545,195

