

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SANCHEZ LISA M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DONADIO MARCO G			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	817,200	817,200
59 STANDISH ST		SUPPLEMENTAL DATA			RES LAND	1010	1,319,300	1,319,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2524 Total Acres 1.214 Chapter Lan GIS ID F_878539_2833673			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,100	10,100
						Total		2,146,600	2,146,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SANCHEZ LISA M		32500 0006	04-11-2006	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed	
MURPHY EDWARD D		14732 0256	10-23-1996	Q	I	345,000	00	2023	1010	727,800	2022	1010	665,800	
									1010	1,150,900		1010	783,000	
									1010	7,200		1010	7,200	
						Total		1,885,900	Total		1,456,000	Total		1,099,800

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)	817,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,100
Appraised Land Value (Bldg)	1,319,300
Special Land Value	0
Total Appraised Parcel Value	2,146,600
Valuation Method	C
Total Appraised Parcel Value	2,146,600

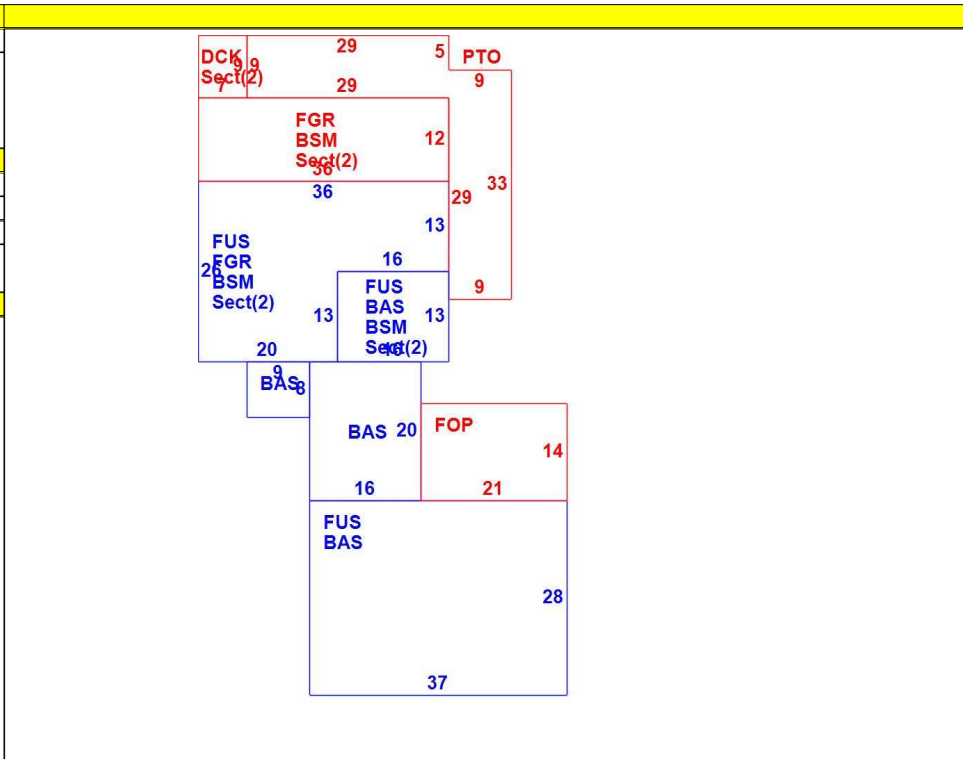
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

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
BPO-21-87	03-02-2021	RM	Remodel	182,000		100	06-09-2022	In conjunction with BPO-20-18.	08-03-2020	SJT	5		20	Field Review
BPO-20-18	06-03-2020	AD	Addition	320,000	08-03-2020	100	02-03-2021	Construct a timber frame garage.	06-05-2020	SJT	5		20	Field Review
BP-20-74	04-09-2020	AD	Addition	75,000	06-05-2020	100		Foundation Only. Partial Demo &	05-16-2018	JLF	5		01	Measure - No Entry
2017-141	05-08-2017	MS	Miscellaneous	8,600	05-16-2018	100		REROUTING DUCTWORK IN A	05-30-2017	JLF	5		30	Quality Control
2017-31	01-31-2017	RM	Remodel	145,000	05-16-2018	100		REMOVE 1 FLR BATH, ADD MA	04-12-2013	VGS			20	Field Review
2013-162	09-06-2013	MN	Maintenance	9,500		100		REPLACE ROOF	10-10-2012	KP	6		30	Quality Control
74	06-29-2009	MN	Maintenance	2,000		100		RPL 1 WINDOW	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	0.296	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	37,900
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			1,319,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	77.00	Crawl
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj	448,876	
Heat Fuel	03	Gas	Replace Cost	22,475	
Heat Type	04	Forced Air-Duc	Year Built	886,780	
AC Type	03	Central	Effective Year Built	1796	
Bedrooms	3		Depreciation Code	2008	
Full Baths	2		Remodel Rating	R	
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	13	
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	0		Percent Good	87	
Gas Fireplaces	0		Cns Sect Rcnd	410,100	
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	2000	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2014	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	1,428	1,428	1,428	177.00	252,758
FOP	Open Porch	0	294	44	26.49	7,788
FUS	Finished Upper Story	1,036	1,036	1,036	177.00	183,374
PTO	Patio	0	558	28	8.88	4,956
Ttl Gross Liv / Lease Area		2,464	3,316	2,536		448,876



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SANCHEZ LISA M DONADIO MARCO G 59 STANDISH ST			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	817,200	817,200		
									RES LAND	1010	1,319,300	1,319,300		
			SUPPLEMENTAL DATA							RESIDNTL	1010	10,100	10,100	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2524 Total Acres 1.214 Chapter Lan		Cyclical 9 Exemption W District Res Exem									VISION
			GIS ID F_878539_2833673		Assoc Pid#			Total		2,146,600		2,146,600		

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MURPHY EDWARD D	14732	0256	10-23-1996	Q	I	345,000	00	2023	1010	727,800	2022	1010	665,800	2021	1010	434,500	
									1010	1,150,900		1010	783,000		1010	660,900	
									1010	7,200		1010	7,200		1010	4,400	
Total								1,885,900		Total		1,456,000		Total		1,099,800	

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							
Total			0.00													
Nbhd			Nbhd Name		B		Tracing		Batch							
0090																
NOTES													Appraised Bldg. Value (Card)			817,200
													Appraised Xf (B) Value (Bldg)			0
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													Special Land Value			0
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													Total Appraised Parcel Value			2,146,600

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BP-20-74	04-09-2020	AD	Addition	75,000	06-05-2020	100		Foundation Only. Partial Demo &	05-16-2018	JLF	5		01	Measure - No Entry	
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74	06-29-2009	MN	Maintenance	2,000		100		RPL 1 WINDOW	07-23-2008	BSB		1	00	Measure & Listed	

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1	1010	Single Family	RC	Residual	0.296	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	37,900	
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			1,319,300

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1368	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	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	Net Other Adj	363,882	
Heat Type	04	Forced Air-Duc	Replace Cost	51,548	
AC Type	03	Central	Year Built	886,780	
Bedrooms	1		Effective Year Built	2020	
Full Baths	1		Depreciation Code	2019	
Half Baths	0		Remodel Rating	A	
Extra Fixtures	1		Year Remodeled		
Total Rooms	4		Depreciation %	2	
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	1		Trend Factor	1.000	
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good	98	
Sq Ft Fin Bsmt	950		Cns Sect Rcnd	407,100	
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1368		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	208	208	208	192.73	40,089
BSM	Basement	0	1,368	274	38.60	52,809
DCK	Deck	0	63	6	18.36	1,156
FGR	Garage	0	1,160	464	77.09	89,429
FUS	Finished Upper Story	936	936	936	192.73	180,399
Ttl Gross Liv / Lease Area		1,144	3,735	1,888		363,882

