

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TWOMEY MICHAEL T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LAW ANNE MARIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	2,289,200	2,289,200	
195 STANDISH ST		SUPPLEMENTAL DATA			RES LAND	1010	1,313,400	1,313,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4961 Total Acres 1.168 Chapter Lan GIS ID F_879075_2831881			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	248,500	248,500	
						Total		3,851,100	3,851,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TWOMEY MICHAEL T		49407 0012	01-16-2018	Q	I	2,265,000	00	Year	Code	Assessed	Year	Code	Assessed
195 STANDISH STREET LLC		45791 0081	07-14-2015	U	I	525,000	1	2023	1010	1,775,600	2022	1010	1,647,400
FORREST ABIGAIL R		4098 0565	09-10-1975	U	I	43,000	1		1010	1,145,700		1010	779,500
									1010	166,100		1010	166,100
								Total		3,087,400	Total		2,593,000
								Total			Total		2,105,500

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

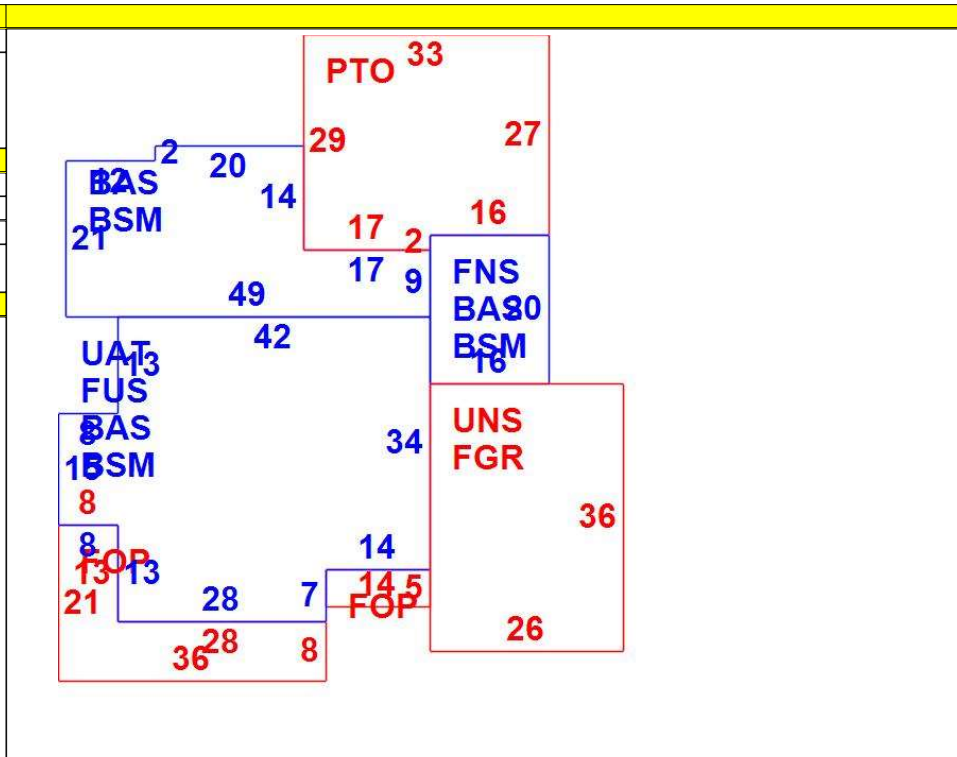
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,289,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	248,500
Appraised Land Value (Bldg)	1,313,400
Special Land Value	0
Total Appraised Parcel Value	3,851,100
Valuation Method	C
Total Appraised Parcel Value	3,851,100

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-20-62	08-04-2020	BP	Bldg Permit	55,400	03-09-2021	100		Finish interior of existing barn int	03-09-2021	SJT	5		01	Measure - No Entry
BPO-20-85	06-30-2020	BP	Bldg Permit	145,642	03-09-2021	100		Install gunite pool 22'x47' with 7.	10-21-2020	SJT	5		20	Field Review
BP-19-160	05-23-2019	RM		88,000	03-06-2020	100		1775' OF BASEMENT AREA	08-17-2020	SJT	5		20	Field Review
2017-29	01-30-2017	PL	Plumbing	9,500	06-01-2017	100		4 ZONE FORCED HOT AIR BY	07-15-2019	SJT	5		01	Measure - No Entry
2016-212	07-05-2016	NC	New Construct	620,000	01-31-2018	100		SINGLE FAMILY 1ST FL 2764' 2	06-01-2017	JLF	5		00	Measure & Listed
2016-204	06-16-2016	NC	New Construct	10,000	06-01-2017	100		INSTALL A FOUNDATION RELO	01-06-2016	SJD	9		00	Measure & Listed
2015-379	11-12-2015	DM	Demolish	13,500	06-30-2016	100		DEMO PORTIONS OF EXISTIN	04-12-2013	VGS			20	Field Review

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	0.250 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	32,000		
Total Card Land Units					1.17 AC	Parcel Total Land Area					1.17	Total Land Value					1,313,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2929	
Model	01	Residential	Bsmt Type	04	Full
Grade	13	Prime++	Unfin Area		
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B S		
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	2,249,790		
Interior Floor 2			Net Other Adj 185,556		
Heat Fuel	03	Gas	Replace Cost 2,435,346		
Heat Type	04	Forced Air-Duc	Year Built 2016		
AC Type	03	Central	Effective Year Built 2015		
Bedrooms	5		Depreciation Code A		
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation % 6		
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor 1.000		
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings			Percent Good 94		
Gas Fireplaces			Cns Sect Rcnld 2,289,200		
Sq Ft Fin Bsmt	1775		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area	2929		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
PHS	Pool House	L	572	143.00	1985	A	70	C	1.00	57,300
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600
SPL2	Ing Pool-Good	L	1,034	89.00	2020	G	85	A	2.00	156,400
SPL3	Ing Hot Tub	L	49	72.00	2020	G	85	A	2.00	6,000
PERG	PERGOLA	L	228	35.00	2020	G	85	B	1.50	10,200
		L					100			

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,929	2,929	2,929	334.84	980,746
BSM	Basement	0	2,929	586	66.99	196,216
FGR	Garage	0	936	374	133.79	125,230
FNS	Finished 90% Story	288	320	288	301.36	96,434
FOP	Open Porch	0	462	69	50.01	23,104
FUS	Finished Upper Story	1,744	1,744	1,744	334.84	583,961
PTO	Patio	0	925	46	16.65	15,403
UAT	Unfinished Attic	0	1,744	262	50.30	87,728
UNS	Unfin 90% Story	0	936	421	150.61	140,968
Ttl Gross Liv / Lease Area		4,961	12,925	6,719		2,249,790

