

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
AUSTIN DENNIS G TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
AUSTIN BARBARA M TT			0 Septic	0 Paved	0 Average	RESIDNTL	1010	583,600	583,600
58 EAGLES NEST RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,219,100	1,219,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2984 Total Acres .71 Chapter Lan GIS ID F_879845_2831832				RESIDNTL	1010	51,200	51,200
		Cyclical Exemption W District Res Exem Assoc Pid#				Total		1,853,900	1,853,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
AUSTIN DENNIS G TT		LCC 133820	05-06-2022	U	I	165,000	1A	Year	Code	Assessed	Year	Code	Assessed
AUSTIN DENNIS G		LCC 67621	06-03-1983	Q	I			2023	1010	463,700	2022	1010	432,700
									1010	1,064,300		1010	726,700
									1010	31,700		1010	31,700
		Total						Total		1,559,700	Total		1,191,100
								Total			Total		1,130,900

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	583,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	51,200
Appraised Land Value (Bldg)	1,219,100
Special Land Value	0
Total Appraised Parcel Value	1,853,900
Valuation Method	C
Total Appraised Parcel Value	1,853,900

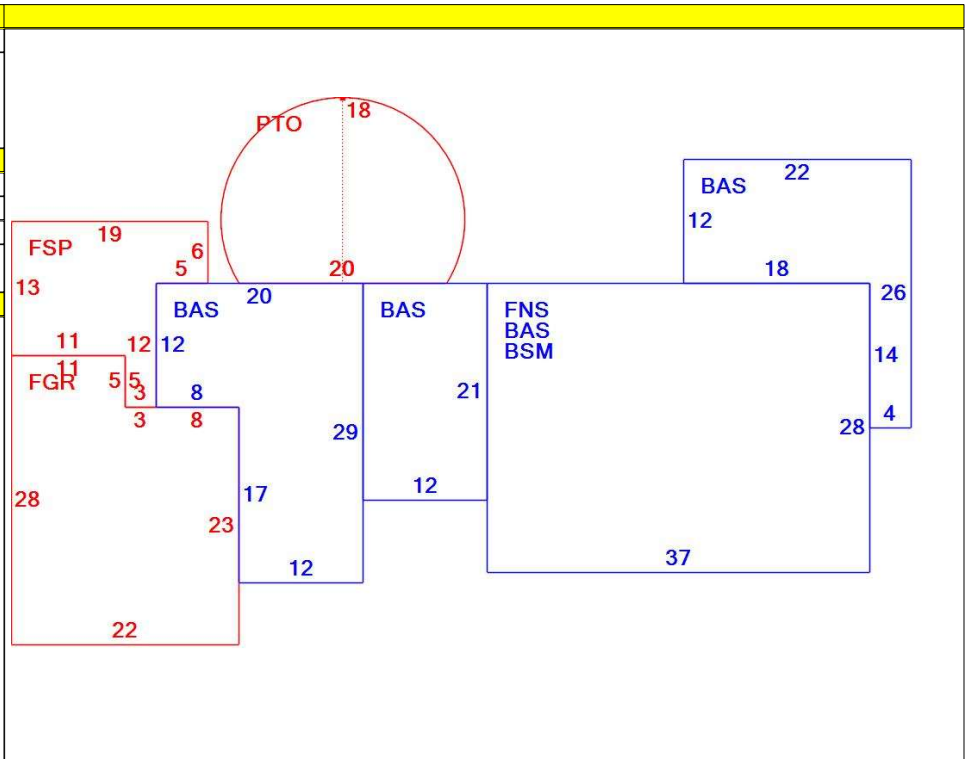
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

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
2000135	04-26-2000	NC	New Construct	25,000	07-19-2001	100		INGR GUN POOL	11-14-2016	JLF	10	1	00	Measure & Listed
13060	12-21-1993	AD	Addition	30,000	01-01-1994	100		MANY ADD ONS	04-12-2013	VGS			20	Field Review
12618	11-24-1992	AD	Addition	27,000	01-01-1994	100		TO BEDRM & EXTEND DR	07-19-2001	K+B		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	30,928 SF	10.77	1.00000	5	1.00	0090	3.661		1.0000	39.42	1,219,100	
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			1,219,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1036	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		768,442
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		31,040
Heat Fuel	02	Oil	Year Built		799,483
Heat Type	05	Hot Water	Effective Year Built		1950
AC Type	03	Central	Depreciation Code		1994
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	1		Cns Sect Rcnd		583,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1036		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	800	89.00	2000	A	70	C	1.00	49,800
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,052	2,052	2,052	220.94	453,377
BSM	Basement	0	1,036	207	44.15	45,735
FGR	Garage	0	561	224	88.22	49,491
FNS	Finished 90% Story	932	1,036	932	198.76	205,920
FSP	Screened Porch	0	227	45	43.80	9,942
PTO	Patio	0	357	18	11.14	3,977
Ttl Gross Liv / Lease Area		2,984	5,269	3,478		768,442

