

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BICKNELL JAMES A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
PO BOX 1156			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,028,800	1,028,800
DUXBURY MA 02331		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	2,305,600	2,305,600
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3057 Total Acres .359 Chapter Lan GIS ID F_881722_2831912			Cyclical 9 Exemption W District Res Exem Assoc Pid#			Total 3,334,400 3,334,400	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BICKNELL JAMES A		46610 0300	02-22-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
BICKNELL JAMES A		21279 0145	01-03-2002	U	I	795,000	1	2023	1010	779,300	2022	1010	711,800
									1010	2,340,600		1010	2,151,600
								Total		3,119,900	Total		2,863,400
								Total			Total		1,968,600

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)	1,028,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	2,305,600
Special Land Value	0
Total Appraised Parcel Value	3,334,400
Valuation Method	C
Total Appraised Parcel Value	3,334,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

NOTES											

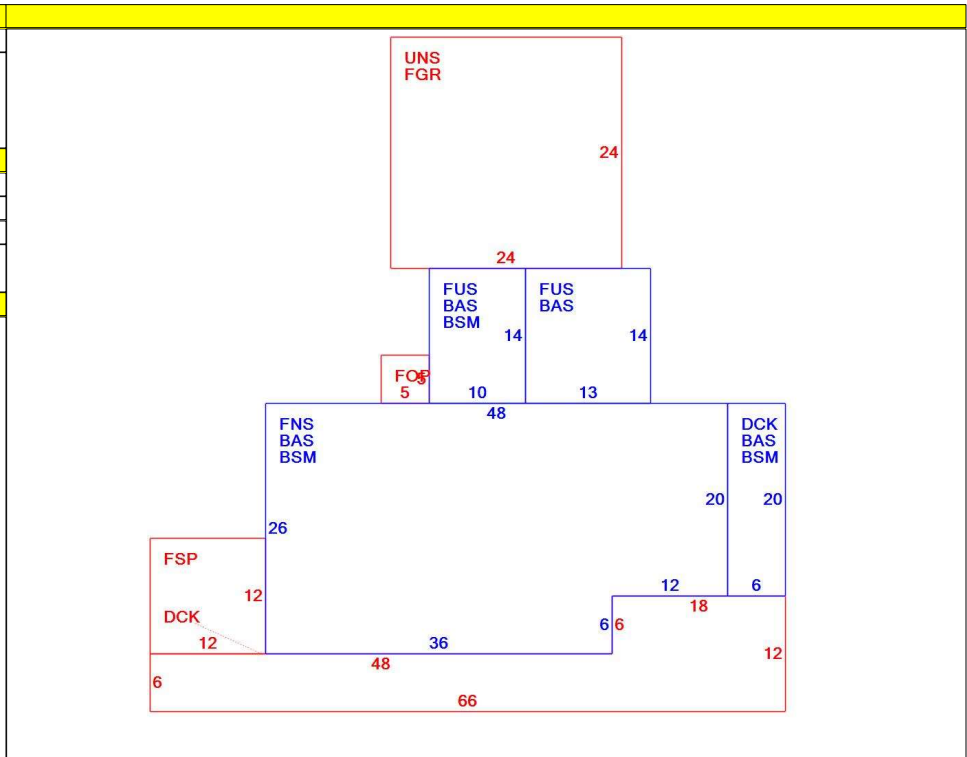
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
117	04-04-2003	AD	Addition	13,000	03-01-2004	100		CONSTRUCT LARGE DECK	04-12-2013	VGS			20	Field Review
552	12-26-2002	RM	Remodel	30,000	03-01-2004	100		FINISH BSMNT 1434 SF	03-01-2004	KP		1	00	Measure & Listed
351	08-15-2002	DM	Demolish	5,000	12-20-2002	100		DEM EXISTING 101						
254	07-01-2002	NC	New Construct	210,000	03-01-2004	100		SINGLE FAM DWELLING						

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	15,656 SF	18.60	1.00000	5	1.00	0100	3.519		V225	2.2500	147.27	
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value				2,305,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1436	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	547.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1436				

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

COST / MARKET VALUATION	
Net Other Adj	1,089,306
Replace Cost	41,205
Year Built	1,130,510
Effective Year Built	2002
Depreciation Code	2012
Remodel Rating	E
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	1,028,800
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,618	1,618	1,618	281.55	455,543	
BSM	Basement	0	1,436	287	56.27	80,804	
DCK	Deck	0	624	62	27.97	17,456	
FGR	Garage	0	576	230	112.42	64,756	
FNS	Finished 90% Story	1,058	1,176	1,058	253.30	297,877	
FOP	Open Porch	0	25	4	45.05	1,126	
FSP	Screened Porch	0	144	29	56.70	8,165	
FUS	Finished Upper Story	322	322	322	281.55	90,658	
UNS	Unfin 90% Story	0	576	259	126.60	72,921	
Ttl Gross Liv / Lease Area		2,998	6,497	3,869		1,089,306	

