

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FARQUHARSON WILLIAM			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
FARQUHARSON ALLISON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	639,000	639,000
280 HIGH ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	374,900	374,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3014 Total Acres 1.908 Chapter Lan GIS ID F_853417_2846463			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	70,200	70,200
						Total		1,084,100	1,084,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARQUHARSON WILLIAM		52609 216	04-14-2020	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed
COUTO SCOTT E		45736 0091	06-30-2015	Q	I	750,000	00	2023	1010	504,900	2022	1010	462,500
FLYNN WILLIAM J & FLYNN MADELEINE		23175 0265	10-22-2002	U	I	1	1F		1010	389,900		1010	321,400
FLYNN MADELEINE L TRUST		22893 0183	09-19-2002	U	I	100	1F		1010	40,000		1010	40,000
FLYNN WILLIAM J		18393 0264	03-30-2000	Q	I	550,000	00	Total		934,800	Total		823,900
		Total						Total		707,400	Total		707,400

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

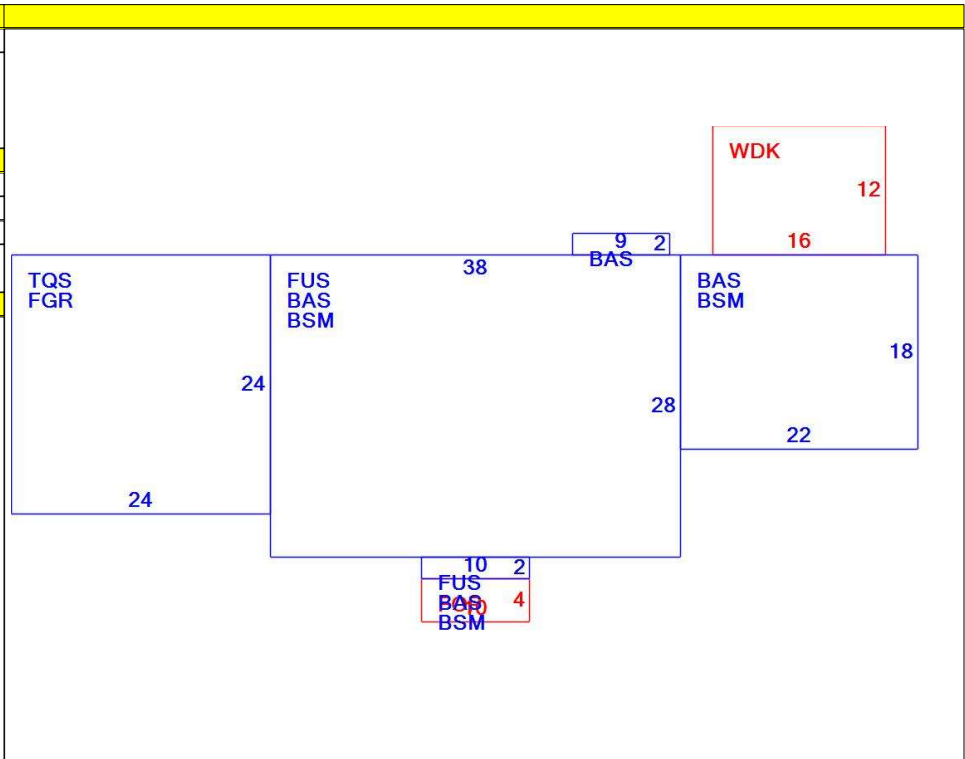
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	639,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	70,200
Appraised Land Value (Bldg)	374,900
Special Land Value	0
Total Appraised Parcel Value	1,084,100
Valuation Method	C
Total Appraised Parcel Value	1,084,100

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
16	10-26-2000	NC	New Construct		01-01-2002	100		SHED 8X12	07-08-2020	SJD	4		20	Field Review
20000412	10-16-2000	RM	Remodel	12,000	04-30-2001	100		FINISH AREA IN BSMT	10-27-2015	SJD	9		01	Measure - No Entry
20000278	07-18-2000	AD	Addition	21,000	01-01-2002	100		INGROUND POOL	04-12-2013	VGS			20	Field Review
19990295	06-29-1999	NC	New Construct	167,000	04-30-2001	100		2 STY 28X38	12-29-2001	KP		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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.990 AC	35,000.00	1.00000	5	0.72	0050	1.000	.72 FACTOR DUE TO ESMNT	1.0000	0.58	24,900
Total Card Land Units					1.91 AC	Parcel Total Land Area					1.91	Total Land Value			374,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1480	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			716,457
Interior Floor 2	12	Hardwood	Net Other Adj		44,225
Heat Fuel	02	Oil	Replace Cost		760,683
Heat Type	05	Hot Water	Year Built		1999
AC Type	03	Central	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		16
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		84
Gas Fireplaces	0		Cns Sect Rcnld		639,000
Sq Ft Fin Bsmt	600		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1480		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
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000
SPL2	Ing Pool-Good	L	555	89.00	2000	A	70	C	1.00	34,600
SHD1	Shed	L	108	21.00	2000	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,498	1,498	1,498	200.97	301,053
BSM	Basement	0	1,480	296	40.19	59,487
FGR	Garage	0	576	230	80.25	46,223
FOP	Open Porch	0	40	6	30.15	1,206
FUS	Finished Upper Story	1,084	1,084	1,084	200.97	217,851
TQS	Three Quarter Story	432	576	432	150.73	86,819
WDK	Deck	0	192	19	19.89	3,818
Ttl Gross Liv / Lease Area		3,014	5,446	3,565		716,457

