

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
OCONNOR CHARLES & LAUREN TT CLOCONNOR TRUST 76 BAY RD  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	204,000	204,000
				0	Heavy			RES LAND	1010	486,700	486,700
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1926 Total Acres .928 Chapter Lan GIS ID F_876834_2834413				Cyclical Exemption W District Res Exem		7					
								Total		690,700	690,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR CHARLES & LAUREN TT		57151 323	08-22-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCONNOR LAUREN A		13318 0267	12-15-1994	Q	I	165,000	00	2023	1010	219,700	2022	1010	191,400	2021	1010	189,400
									1010	475,500		1010	401,200		1010	365,400
								Total		695,200	Total		592,600	Total		554,800

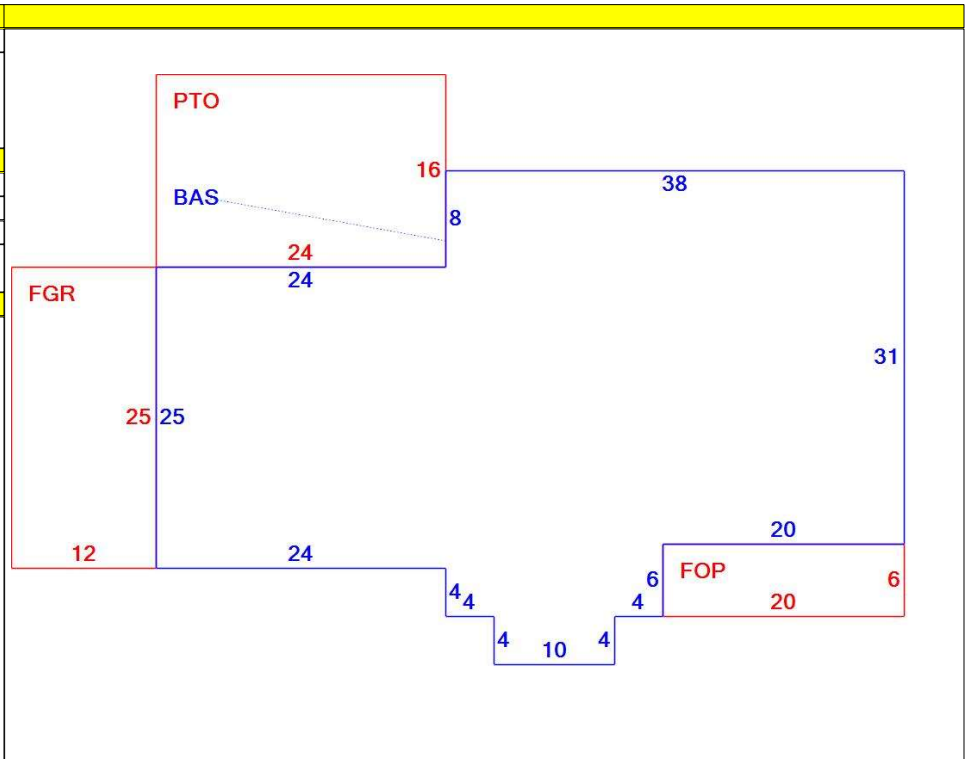
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total					0.00												

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0070												
NOTES												
						Total Appraised Parcel Value						690,700

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	
QPO-23-23	08-02-2023	MN	Maintenance	6,600		100		WEATHERIZATION/AIR SEALIN	04-12-2013	VGS			20	Field Review	
2018-151	08-01-2018	MN	Maintenance	10,123		100		REPLACE 5 WINDOWS	06-18-2008	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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	WP	Residual	0.010	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.15	500
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			486,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			282,622
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	04	Electric	Replace Cost		295,621
Heat Type	07	Radiant-Elec.	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	6		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		69
Gas Fireplaces	0		Cns Sect Rcnd		204,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,926	1,926	1,926	135.68	261,320
FGR	Garage	0	300	120	54.27	16,282
FOP	Open Porch	0	120	18	20.35	2,442
PTO	Patio	0	384	19	6.71	2,578
Ttl Gross Liv / Lease Area		1,926	2,730	2,083		282,622



76 BAY RD

