

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FOLEY JOHN J			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
OBRIEN KIM			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	632,600	632,600	
10 MAYFLOWER LN			SUPPLEMENTAL DATA				RES LAND	1010	491,300	491,300			
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3133 Total Acres .63 Chapter Lan GIS ID F_875246_2832344				Cyclical Exemption W District Res Exem		RESIDNTL	1010	2,100	2,100	
										Total	1,126,000	1,126,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FOLEY JOHN J	57176	160	08-29-2022	Q	I	1,275,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CARTUS FINANCIAL CORP	57176	157	08-29-2022	U	I	1,275,000	1	2023	1010	481,300	2022	1010	442,400	2021	1010	383,000	
BENJAMIN KEVIN R	47319	0308	08-15-2016	Q	I	725,000	00		1010	584,300		1010	451,700		1010	368,900	
ZOLTOWSKI SCOTT M & ZOLTOWSKI MI	20465	0304	08-31-2001	Q	I	365,000	00		1010	1,400		1010	1,400		1010	1,400	
WHITTEN ROBERT C II	14964	0191	02-11-1997	U	I	1	1A	Total									
									1,067,000		Total		895,500		Total		753,300

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080					Appraised Bldg. Value (Card)			632,600
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			2,100
					Appraised Land Value (Bldg)			491,300
					Special Land Value			0
					Total Appraised Parcel Value			1,126,000
					Valuation Method			C
					Total Appraised Parcel Value			1,126,000

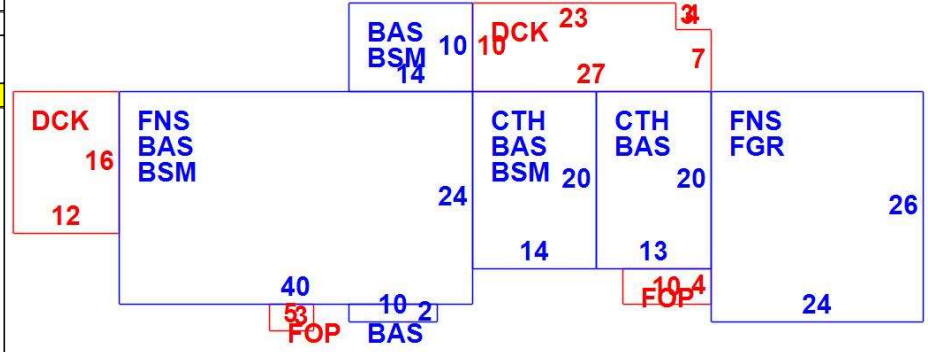
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-22	07-25-2023	MN	Maintenance	3,000		100		REPLACE ENTRY DOOR & 2 S	12-01-2022	SJD	9	1	12	Property Est. - No Access
QPO-22-33	01-03-2023	MN	Maintenance	2,900		100	01-03-2023	WEATHERIZATION/AIR SEALIN	06-01-2017	SJD	9		12	Property Estimated - No Ac
59	02-22-2008	RM	Remodel	130,000		100	08-16-2022	EXIST DWELLING	04-12-2013	VGS			20	Field Review
252	06-07-2004	AD	Addition	90,000	06-29-2004	100		ADD 2ND STORY/SUNRM	08-24-2009	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	27,442	SF	11.91	1.00000	5	1.00	0080	1.503		1.0000	17.90	491,300
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value			491,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1380	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.95				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1380				

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

COST / MARKET VALUATION	
Net Other Adj	793,664
Replace Cost	72,960
Year Built	1950
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	632,600
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
SHD1	Shed	L	140	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,660	1,660	1,660	213.41	354,257
BSM	Basement	0	1,380	276	42.68	58,901
CTH	Cathedral Ceiling	0	540	54	21.34	11,524
DCK	Deck	0	450	45	21.34	9,603
FGR	Garage	0	624	250	85.50	53,352
FNS	Finished 90% Story	1,426	1,584	1,426	192.12	304,320
FOP	Open Porch	0	55	8	31.04	1,707
Ttl Gross Liv / Lease Area		3,086	6,293	3,719		793,664

