

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AUTH JOHN C JR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
AUTH KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	578,600	578,600	
98 BAY RD				0 Heavy		RES LAND	1010	883,100	883,100	
SUPPLEMENTAL DATA						RESIDNTL	1010	154,400	154,400	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3128 Total Acres 1.580 Chapter Lan		Cyclical 7 Exemption W District Res Exem					
GIS ID		F_876901_2833910	Assoc Pid#							
						Total		1,616,100	1,616,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
AUTH JOHN C JR		37983 0225	12-01-2009	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed
BRIGGS MARK R		18392 0310	03-30-2000	Q	I	675,000	00	2023	1010	436,300	2022	1010	383,000
MCMEEN PHILIP M		16819 0104	11-16-1998	Q	I	575,000	00		1010	862,800		1010	727,900
BARRY PETER D SR		16182 0132	07-11-1998	U	I	100	1F		1010	101,700		1010	52,100
OLHSON LUCILLE R		13012 0166	07-12-1994	U	I	100	1F	Total		1,400,800	Total		1,163,000
								Total			Total		1,071,300

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								APPRAISED VALUE SUMMARY				
											Appraised Bldg. Value (Card)				578,600
											Appraised Xf (B) Value (Bldg)				0
											Appraised Ob (B) Value (Bldg)				154,400
											Appraised Land Value (Bldg)				883,100
											Special Land Value				0
											Total Appraised Parcel Value				1,616,100
											Valuation Method				C
											Total Appraised Parcel Value				1,616,100

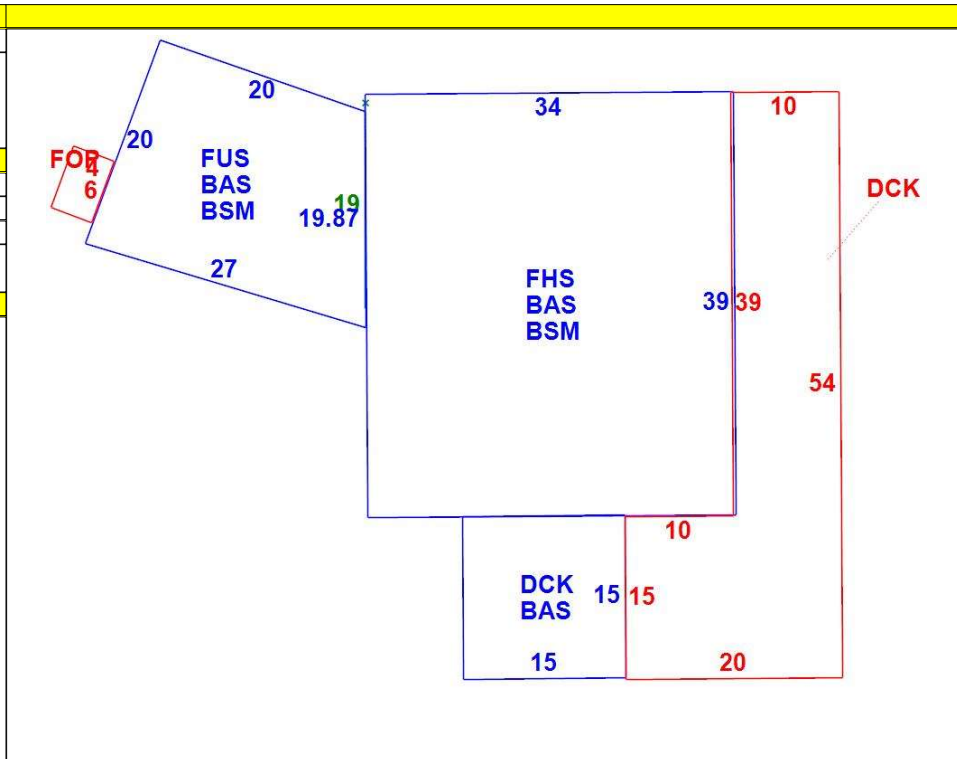
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-496	12-08-2021	RM	Remodel	93,100	05-26-2022	100		PLAN#AY-051-REFURB 24X50	05-26-2022	SJT	5		01	Measure - No Entry
2016-142	05-10-2016	BP	Bldg Permit	40,000	05-21-2018	100		20' X 40' PERMA CRETE INGRD	04-04-2022	SJT	5		01	Measure - No Entry
19	03-04-2010	MN	Maintenance	4,000		100		RE-ROOF 18 SQUARES	05-21-2018	JLF			12	Property Estimated - No Ac
338	07-19-2005	MS	Miscellaneous	30,000	06-14-2006	100		ENCL PORCH,DECK	04-12-2013	VGS			20	Field Review
28	01-31-2005	MS	Miscellaneous	14,200		100		RE ROOF	01-06-2011	KP		4	01	Measure - No Entry

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		21.27	850,900	
1	1010	Single Family	RC	Residual	0.662	AC	35,000.00	1.00000	5	1.00	0070	1.389	V175	1.12	32,200	
Total Card Land Units					1.58	AC	Parcel Total Land Area					1.58	Total Land Value			883,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1889	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	640				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1889				

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

COST / MARKET VALUATION	
Net Other Adj	736,445
Replace Cost	56,115
Year Built	792,560
Effective Year Built	1947
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	578,600
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
BRN1	Barn - 1 Story	L	484	39.00	2022	A	70	A	2.00	26,400
SHD1	Shed	L	286	21.00	2022	G	85	B	1.50	7,700
SPL2	Ing Pool-Good	L	800	89.00	2016	G	85	C	1.00	60,500
BRN3	Barn - 1 St w/L	L	676	52.00	2022	G	85	A	2.00	59,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	205.65	412,952
BSM	Basement	0	1,783	357	41.18	73,418
DCK	Deck	0	915	92	20.68	18,920
FHS	Finished Half Story	663	1,326	663	102.83	136,348
FOP	Open Porch	0	24	4	34.28	823
FUS	Finished Upper Story	457	457	457	205.65	93,984
Ttl Gross Liv / Lease Area		3,128	6,513	3,581		736,445

