

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
GUYOT DEBORAH J TT DEBORAH J GUYOT LIVING TRUST 63 CAPTAINS HILL RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	455,000	455,000		
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1822 Total Acres .6 Chapter Lan GIS ID F_878224_2833096		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	636,100	636,100		
						RESIDNTL	1010	1,400	1,400	Total		1,092,500	1,092,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GUYOT DEBORAH J TT	LCC	132864	10-19-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
GUYOT DEBORAH	LCC	127583	10-05-2018	U	I	675,000	1	2023	1010	339,100	2022	1010	282,500	2021	1010	282,000
ALDRICH LORI R	LCC	123449	05-25-2016	U	I	100	1A		1010	661,100		1010	544,000		1010	449,300
ALDRICH JOHN C	LCC	112000	05-21-2008	U	I	100	1F		1010	900		1010	900		1010	900
CAPTAINS HILL RLTY TRUST	LCC	95419	05-12-1999	U	I	100	1F	Total		1,001,100	Total		827,400	Total		732,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				

  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										455,000			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,400			
Appraised Land Value (Bldg)										636,100			
Special Land Value										0			
Total Appraised Parcel Value										1,092,500			
Valuation Method										C			
Total Appraised Parcel Value										1,092,500			

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
2019-102	03-29-2019	AD	Addition	90,500	07-26-2019	100		23' X 26' ADDITION ON EXISTI		02-21-2020	SJT	5		05	Measure - Under Construct
17	03-29-2019	MS	Miscellaneous	3,300	11-24-2008	100		8X12 UTILITY BLDG		07-26-2019	SJT	5		00	Measure & Listed
2019-101	09-26-2008	DM	Demolish	18,000	06-13-2019	100		DEMO 23' X 26' PLUS 6' X 10' S		06-13-2019	SJT	5		12	Property Est. - No Access
										02-16-2017	SJD	0	1	06	Inspection Only
										02-08-2017	SJD	0		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-24-2008	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	26,136	SF	12.42	1.00000	5	1.00	0110	1.960		1.0000	24.34	636,100
Total Card Land Units					0.60	AC	Parcel Total Land Area					0.60	Total Land Value			636,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	816			
Model	01	Residential	Bsmt Type	03			
Grade	06	Good	Unfin Area	0.00	Partial		
Stories	1.5						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
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	Net Other Adj		492,353		
Heat Type	04	Forced Air-Duc	Replace Cost		18,850		
AC Type	06	Partial	Year Built		511,203		
Bedrooms	2		Effective Year Built		1950		
Full Baths	2		Depreciation Code		2010		
Half Baths	0		Remodel Rating		R		
Extra Fixtures	0		Year Remodeled				
Total Rooms	5		Depreciation %		11		
Bath Style	03	Modern	Functional Obsol				
Kitchen Style	03	Modern	External Obsol				
Extra Kitchens	0		Trend Factor		1.000		
Fireplaces	1		Condition				
Extra Openings	0		Condition %				
Gas Fireplaces	0		Percent Good		89		
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		455,000		
FBM Quality			Dep % Ovr				
Foundation	05	Conc Block	Dep Ovr Comment				
Bsmt Garage	0		Misc Imp Ovr				
Bsmt Area	816		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	96	21.00	2008	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,414	1,414	1,414	248.04	350,724
BSM	Basement	0	816	163	49.55	40,430
FHS	Finished Half Story	408	816	408	124.02	101,199
Ttl Gross Liv / Lease Area		1,822	3,046	1,985		492,353

