

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALLEN CHRISTOPHER S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ALLEN CAROL M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	959,200	959,200
56 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	736,700	736,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4052 Total Acres .63 Chapter Lan GIS ID F_877938_2832949			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900
						Total		1,696,800	1,696,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ALLEN CHRISTOPHER S		LCC 76378	12-10-1987	Q	I	307,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	718,200	2022	1010	600,700	
									1010	766,400		1010	575,700	
									1010	600		1010	600	
						Total		1,485,200	Total		1,177,000	Total		1,025,300

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			959,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			900
Appraised Land Value (Bldg)			736,700
Special Land Value			0
Total Appraised Parcel Value			1,696,800
Valuation Method			C
Total Appraised Parcel Value			1,696,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				

NOTES													

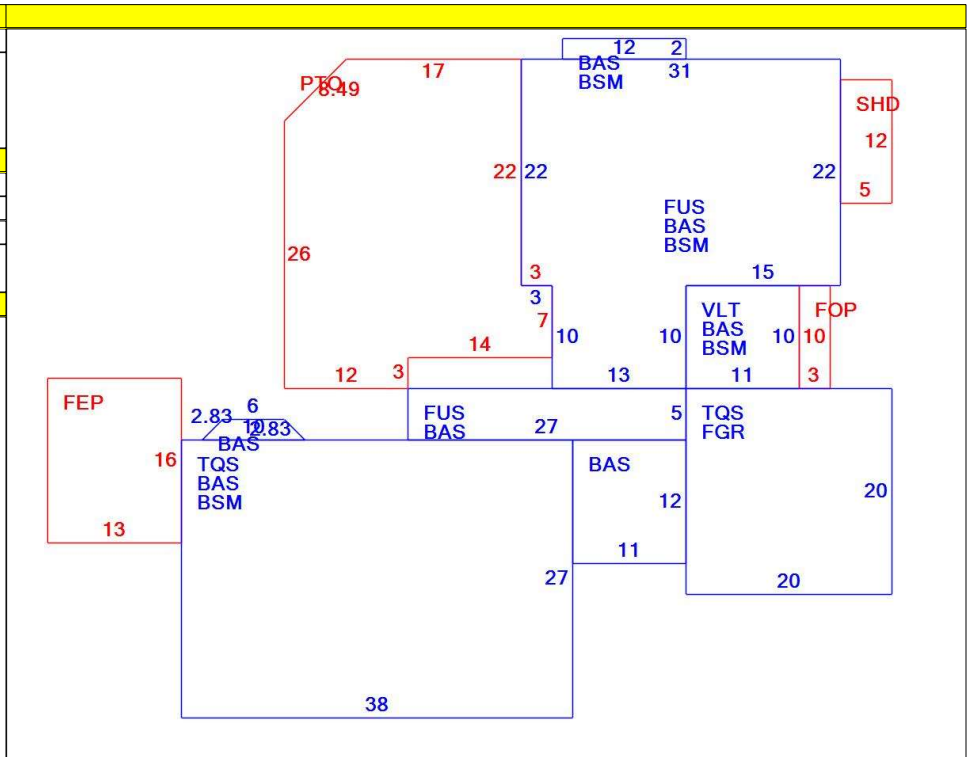
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
11785	11-26-1990	AD	Addition	111,500	01-01-1993	100		ADDNS,GAR W/RM,REMDL		07-03-2018	JLF	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-09-2008	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	27,443 SF	11.91	1.00000	5	1.00	0110	1.960		V115	1.1500	26.84	736,700
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value			736,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1838	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	3				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1838				

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

COST / MARKET VALUATION		
Net Other Adj		1,084,451
Replace Cost		57,440
Year Built		1,141,890
Effective Year Built		1946
Depreciation Code		2005
Remodel Rating		E
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnd		959,200
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	60	21.00	1971	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,255	2,255	2,255	216.11	487,333
BSM	Basement	0	1,972	394	43.18	85,148
FEP	Finished Enclosed Porch	0	208	125	129.88	27,014
FGR	Garage	0	400	160	86.44	34,578
FOP	Open Porch	0	30	5	36.02	1,081
FUS	Finished Upper Story	947	947	947	216.11	204,658
PTO	Patio	0	706	35	10.71	7,564
SHD	Attached Shed	0	60	21	75.64	4,538
TQS	Three Quarter Story	1,070	1,426	1,070	162.16	231,240
VLT	Vaulted Ceiling	0	110	6	11.79	1,297
Ttl Gross Liv / Lease Area		4,272	8,114	5,018		1,084,451

