

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BRANCA GLENN A TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GLENN A BRANCA LIVING TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	440,800	440,800	
31 HORNBEAM RD				0	Light			RES LAND	1010	1,294,200	1,294,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	145,200	145,200	
Alt Prcl ID		Cyclical 9										VISION
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2542		District										
Total Acres 1.018		Res Exem										
Chapter Lan												
GIS ID F_878820_2833718		Assoc Pid#										
						Total				1,880,200	1,880,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRANCA GLENN A TT	LCC	133507	03-01-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BRANCA GLENN A	LCC	118909	04-30-2013	U	I	1	1A	2023	1010	329,100	2022	1010	274,500	2021	1010	271,900
BRANCA GLENN A	LCC11	0	12-14-2007	Q	I	875,000	00		1010	1,129,000		1010	768,100		1010	648,700
									1010	90,700		1010	90,700		1010	90,700
								Total		1,548,800	Total		1,133,300	Total		1,011,300

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									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	440,800
0090							Appraised Xf (B) Value (Bldg)	0	
							Appraised Ob (B) Value (Bldg)	145,200	
							Appraised Land Value (Bldg)	1,294,200	

NOTES													
1 STY ADDN/20% COM FY '91													
IMPROVED AND SOLD 2007													
										Special Land Value		0	
										Total Appraised Parcel Value		1,880,200	
										Valuation Method		C	
										Total Appraised Parcel Value		1,880,200	

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
2017-73	03-20-2017	NC	New Construct	100,000	06-14-2019	100		CONSTRUCT 20' X 24' 2 STOR		06-14-2019	SJT	5		01	Measure - No Entry
11743	10-25-1990	AD	Addition	41,000	01-01-1992	100		1 STY ADN 2 1/2 BATH		04-12-2013	VGS			20	Field Review
										01-18-2007	KP		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	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.100	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	12,800
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			1,294,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1352	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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		578,807
Heat Type	05	Hot Water	Replace Cost		25,090
AC Type	01	None	Year Built		603,896
Bedrooms	3		Effective Year Built		1952
Full Baths	2		Depreciation Code		1994
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		440,800
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1352		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
BRN6	Barn - 2 St w/	L	1,008	72.00	2019	E	100	A	2.00	145,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	189.46	330,422
BSM	Basement	0	1,352	270	37.84	51,155
FGR	Garage	0	576	230	75.65	43,576
PTO	Patio	0	256	13	9.62	2,463
TQS	Three Quarter Story	798	1,064	798	142.10	151,191
Ttl Gross Liv / Lease Area		2,542	4,992	3,055		578,807

