

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR NEIL & SUSAN TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
OCONNOR NOMINEE TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	836,400	836,400
44 ELDER BREWSTER RD				0 Light		RES LAND	1010	1,084,200	1,084,200
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 9					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1188				District					
Total Acres .46				Res Exem					
Chapter Lan									
GIS ID F_881773_2830105				Assoc Pid#					
Total							1,920,600		1,920,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
OCONNOR NEIL & SUSAN TT		57475 209	12-02-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
OCONNOR NEIL		46990 0022	05-31-2016	U	I	990,000	1	2023	1010	639,100	2022	1010	589,400		
DEMOS DARRYL & AMY		35854 0192	04-16-2008	Q	I	1,000,010	00		1010	1,362,000	2021	1010	1,265,800		
Total							2,001,100		Total		1,855,200		Total		1,650,300

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			836,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			1,084,200
Special Land Value			0
Total Appraised Parcel Value			1,920,600
Valuation Method			C
Total Appraised Parcel Value			1,920,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

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
2016-261	08-05-2016	NC	New Construct	495,000	06-02-2017	100		SINGLE FAMILY DWELLING 1S	06-02-2017	JLF	5		01	Measure - No Entry
2016-241	07-20-2016	DM	Demolish	14,500	06-02-2017	100		DEMO EXISTING DWELLING	04-12-2013	VGS			20	Field Review
									11-16-2006	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	20,038 SF	15.38	1.00000	5	1.00	0100	3.519		1.0000	54.11	1,084,200	
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			1,084,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		862,715
Interior Floor 2			Replace Cost		27,125
Heat Fuel	03	Gas	Year Built		889,839
Heat Type	04	Forced Air-Duc	Effective Year Built		2016
AC Type	03	Central	Depreciation Code		2015
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		94
Extra Openings	0		Cns Sect Rcnld		836,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	245.65	329,168
BSM	Basement	0	1,340	268	49.13	65,834
FGR	Garage	0	864	346	98.37	84,994
FNS	Finished 90% Story	1,134	1,260	1,134	221.08	278,564
FOP	Open Porch	0	589	88	36.70	21,617
UHS	Unfinished Half Story	0	264	66	61.41	16,213
UNS	Unfin 90% Story	0	600	270	110.54	66,325
Ttl Gross Liv / Lease Area		2,474	6,257	3,512		862,715

