

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DRISCOLL PAUL LEO TT DRISCOLL PENNEY A PO BOX 2081 DUXBURY MA 02331		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	755,400	755,400
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	1,076,200	1,076,200
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2605 Total Acres .29 Chapter Lan GIS ID F_881526_2829366		Cyclical Exemption W District Res Exem		9			RESIDNTL	1010	2,500	2,500	905 DUXBURY, MA VISION
Total								1,834,100	1,834,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DRISCOLL PAUL LEO TT		46601	0139	02-18-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
DRISCOLL PAUL L		11132	0032	07-21-1992	U	I	242,500	1	2023	1010	571,900	2022	1010	528,100
										1010	1,225,600		1010	1,115,800
										1010	1,800		1010	1,800
Total										1,799,300		Total		1,645,700
												Total		1,551,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

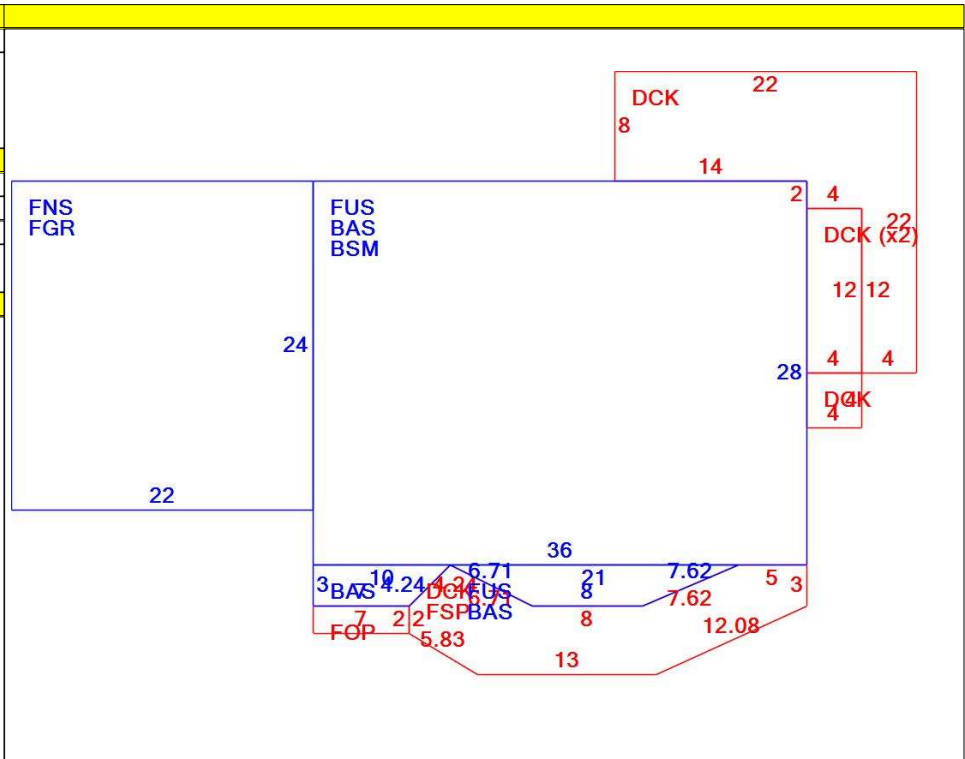
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	755,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	1,076,200
Special Land Value	0
Total Appraised Parcel Value	1,834,100
Valuation Method	C
Total Appraised Parcel Value	1,834,100

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
QPO-21-19	08-16-2021	MN	Maintenance	16,122		100	08-16-2021	Replace 1 sliding door & 1 case	04-12-2013	VGS			20	Field Review
59	06-13-2008	MN	Maintenance	14,000		100		ROOF	09-09-2008	BSB			01	Measure - No Entry
14149	08-06-1996	NC	New Construct	1,500	09-18-1997	100		4X16 DECK OFF 3RDFLR						

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	12,632	SF	22.01	1.00000	5	1.00	0100	3.519	V110	1.1000	85.20	1,076,200
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			1,076,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			819,301
Interior Floor 2			Net Other Adj		29,450
Heat Fuel	02	Oil	Replace Cost		848,749
Heat Type	05	Hot Water	Year Built		1993
AC Type	01	None	Effective Year Built		2010
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		11
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnd		755,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1008		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
FN2	Fence - Wood	L	100	35.00	1990	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,078	1,078	1,078	264.29	284,905
BSM	Basement	0	1,008	202	52.96	53,387
DCK	Deck	0	501	50	26.38	13,215
FGR	Garage	0	528	211	105.62	55,765
FNS	Finished 90% Story	475	528	475	237.76	125,538
FOP	Open Porch	0	14	2	37.76	529
FSP	Screened Porch	0	149	30	53.21	7,929
FUS	Finished Upper Story	1,052	1,052	1,052	264.29	278,033
Ttl Gross Liv / Lease Area		2,605	4,858	3,100		819,301



50 MASSASOIT RD

