

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
DUFFY JAMES J III			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
10 HUTCHINSON LN			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	806,300	806,300		
QUINCY MA 02171					0	Light			RES LAND	1010	710,900	710,900		
Alt Prcl ID			SUPPLEMENTAL DATA				RESIDNTL	1010	8,700	8,700				
Scnd Home 500350			Cyclical 8				Total						1,525,900	1,525,900
Tax Class T			Exemption W W											
Tot Fin Area 2304			District SEAWALL 1 G1 OF											
Total Acres .103			Res Exem											
Chapter Lan			Assoc Pid#											
GIS ID F_887450_2849321														

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DUFFY JAMES J III	LCC	116244	07-08-2011	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed			
JAMES REALTY TRUST	LCC	100477	12-17-2001	U	I	100	1F	2023	1010	610,200	2022	1010	135,800			
JAMES ANNA E JAMES KRISTEN A	LCC	86560	06-24-1994	U	I	1	1F		1010	541,300		1010	477,900			
									1010	6,300			2021	1010	378,500	
								Total		1,157,800	Total		613,700	Total		513,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	806,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	710,900
Special Land Value	0
Total Appraised Parcel Value	1,525,900
Valuation Method	C
Total Appraised Parcel Value	1,525,900

NOTES									
BPO-22-404 put in as 100% complete.									
This permit had been cancelled. BPO-22-132 issued 4/10/2023 issued in its place									

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
BPO-23-132	04-10-2023	SP	Solar Panels	11,500	07-19-2023	100		21 ROOF MOUNTED SOLAR PA		04-20-2022	SJT	5		20	Field Review
BPO-22-404	10-14-2022	SP	Solar Panels	15,659		100		22 SOLAR PANELS-Permit Canc		08-18-2020	SJT	5		12	Property Est. - No Access
BPO-21-450	10-12-2021	DM	Demolish	8,003		100	11-15-2021	Demo of entire structure to replac		01-30-2019	SJD	0	1	00	Measure & Listed
BPO-20-326	08-17-2021	BP	Bldg Permit	326,850	04-20-2022	100	04-21-2022	Construct a 2.5 story SF dwelling		04-12-2013	VGS			20	Field Review
2013-124	07-11-2013	BP	Bldg Permit	7,000		100		REMOVE & REPLACE EXISTIN		09-17-2012	KP	6		30	Quality Control
11892	05-13-1991	RM	Remodel	8,000	01-01-1994	100		REPLACE DECKS 680S.F		09-03-2008	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	4,500 SF	46.67	1.00000	5	1.00	0120	2.096			W170,ES95	1.6150	157.98	710,900
Total Card Land Units					0.10 AC	Parcel Total Land Area					0.10	Total Land Value					710,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	10	Custom +	Unfin Area	0.00	N/A
Stories	3		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			787,223
Interior Floor 2			Net Other Adj		27,265
Heat Fuel	03	Gas	Replace Cost		814,489
Heat Type	04	Forced Air-Duc	Year Built		2021
AC Type	03	Central	Effective Year Built		2020
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	1	
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	99	
Gas Fireplaces	0		Cns Sect Rcnld		806,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	18	8	DCK BAS PRS
FOP	18	8	
DCK	18	14	DCK
FUS BAS PRS	18	27	
FUS DCK BAS PRS	18	3	DCK BAS PRS
18	5	4	
DCK	18	8	

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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700
SLR	Solar Panels	L	22	1050.00	2022	A	70	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,026	1,026	1,026	324.49	332,931
DCK	Deck	0	996	100	32.58	32,449
FOP	Open Porch	0	144	22	49.58	7,139
FUS	Finished Upper Story	1,278	1,278	1,278	324.49	414,704
PRS	Piers	0	1,026	0	0.00	0
Ttl Gross Liv / Lease Area		2,304	4,470	2,426		787,223

