

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PORTER DONALD D JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PORTER CAROL S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	369,100	369,100	
18 OCEAN RD S				0 Light		RES LAND	1010	609,000	609,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,200	1,200		
Alt Prcl ID		Cyclical 8								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1534		District SEAWALL 2								
Total Acres .13		Res Exem								
Chapter Lan										
GIS ID F_887479_2848647		Assoc Pid#								
							Total	979,300	979,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LUDDY CORIN S TT		675 81	02-21-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
PORTER DONALD D JR		LCC 81467	05-23-1991	Q	I	140,000	00	2023	1010	280,600	2022	1010	259,500	2021	1010	234,900
									1010	466,700		1010	395,900		1010	340,300
									1010	800		1010	800		1010	800
							Total	748,100	Total	656,200	Total	576,000				

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								
0120					Appraised Bldg. Value (Card)				369,100			
					Appraised Xf (B) Value (Bldg)				0			
					Appraised Ob (B) Value (Bldg)				1,200			
					Appraised Land Value (Bldg)				609,000			
					Special Land Value				0			
					Total Appraised Parcel Value				979,300			
					Valuation Method				C			
					Total Appraised Parcel Value				979,300			

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-22-14	07-07-2022	MN	Maintenance	3,000		100	07-07-2022	WEATHERIZAITON/AIR SEALIN	08-18-2020	SJT	10		20	Field Review	
535	10-10-2003	NC	New Construct	80,000	05-17-2004	100		SNGL FAM DWELLING	04-12-2013	VGS			20	Field Review	
504	09-23-2003	NC	New Construct	10,000	05-17-2004	100		FOUNDATION FOR DWELL	09-02-2008	BSB		1	00	Measure & Listed	
503	09-23-2003	DM	Demolish	10,000	05-17-2004	100		DEMO DECK & DWELLING							
13130	04-04-1994	NC	New Construct	3,600		100		20X12 DECK							

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	5,663 SF	40.72	1.00000	5	1.00	0120	2.096		V140,ES90	1.2600	107.54	609,000	
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value					609,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			386,298
Interior Floor 2			Net Other Adj		19,285
Heat Fuel	03	Gas	Replace Cost		405,583
Heat Type	05	Hot Water	Year Built		2003
AC Type	03	Central	Effective Year Built		2012
Bedrooms	2		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		369,100
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		

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	80	21.00	2018	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	520	520	520	251.17	130,608
DCK	Deck	0	260	26	25.12	6,530
FNS	Finished 90% Story	468	520	468	226.05	117,547
FOP	Open Porch	0	24	4	41.86	1,005
FUS	Finished Upper Story	520	520	520	251.17	130,608
Ttl Gross Liv / Lease Area		1,508	1,844	1,538		386,298

DCK

13

20

FNS
FUS
BAS

26

FOP

4

6

