

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DEEHAN VALORIE			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
60 BUCKMASTER DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	330,900	330,900
CONCORD MA 01742		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	404,500	404,500
Alt Prcl ID		Cyclical 8			RESIDNTL	1010	10,400	10,400	
Scnd Home 500020		Exemption W							
Tax Class T		District							
Tot Fin Area 1675		Res Exem							
Total Acres .09		Assoc Pid#							
Chapter Lan									
GIS ID F_887235_2848591									
							Total	745,800	745,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DEEHAN VALORIE		LCC 65563	10-21-1981	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	254,200	2022	1010	217,200
									1010	308,000		1010	283,100
									1010	8,000		1010	8,000
							Total	570,200	Total	508,300	Total	482,600	

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)	330,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,400
Appraised Land Value (Bldg)	404,500
Special Land Value	0
Total Appraised Parcel Value	745,800
Valuation Method	C
Total Appraised Parcel Value	745,800

NOTES	
ORIG STRUCTURE REPLACED - 1988	
WINDOWS REPLACED 10/2015	

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
2018-308	08-07-2018	MN	Maintenance	13,456		100		REPLACE 12 WINDOWS AND 1	10-26-2015	JLF	10	1	07	Measure - Info @ Door
2015-250	10-21-2015	MN	Maintenance	7,095		100		REPLACE 7 WINDOWS AND 1	04-12-2013	VGS			20	Field Review
33	02-03-2004	MN	Maintenance	5,000		100		STRIP & REROOF	08-19-2008	BSB		1	00	Measure & Listed
10738	03-08-1988	NC	New Construct			100		TWO STY W/ ELL & 3DK						

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	3,920 SF	49.23	1.00000	5	1.00	0120	2.096		1.0000	103.19	404,500	
Total Card Land Units					0.09 AC	Parcel Total Land Area					0.09	Total Land Value				404,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	389,453
Net Other Adj	14,040
Replace Cost	403,493
Year Built	1988
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	330,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FGR1	Garage - 1 Sto	L	286	52.00	1980	A	70	C	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	907	907	907	227.62	206,449
DCK	Deck	0	240	24	22.76	5,463
FOP	Open Porch	0	80	12	34.14	2,731
FUS	Finished Upper Story	768	768	768	227.62	174,810
Ttl Gross Liv / Lease Area		1,675	1,995	1,711		389,453

