

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLYNN DAVID F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FLYNN JUDITH Z			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	388,700	388,700
8 PINE POINT PL				0 Light		RES LAND	1010	521,000	521,000
		SUPPLEMENTAL DATA				RESIDNTL	1010	14,000	14,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2106 Total Acres .15 Chapter Lan		Cyclical Exemption W District Res Exem					
		GIS ID F_886847_2848428		Assoc Pid#					
							Total	923,700	923,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLYNN DAVID F	49195	0174	11-17-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLYNN DAVID F	49195	0172	11-17-2017	U	I	1	1A	2023	1010	288,100	2022	1010	262,900	2021	1010	249,700
FLYNN DAVID F	46960	0078	05-24-2016	U	I	100	1A		1010	401,600		1010	339,000		1010	299,700
FLYNN DAVID F	46960	0076	05-24-2016	U	I	100	1A		1010	2,300		1010	2,300		1010	2,300
FLYNN DAVID F	40840	0034	01-10-2012	U	I	1	1F									
							Total	692,000	Total	604,200	Total	551,700				

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	388,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,000
Appraised Land Value (Bldg)	521,000
Special Land Value	0
Total Appraised Parcel Value	923,700
Valuation Method	C
Total Appraised Parcel Value	923,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

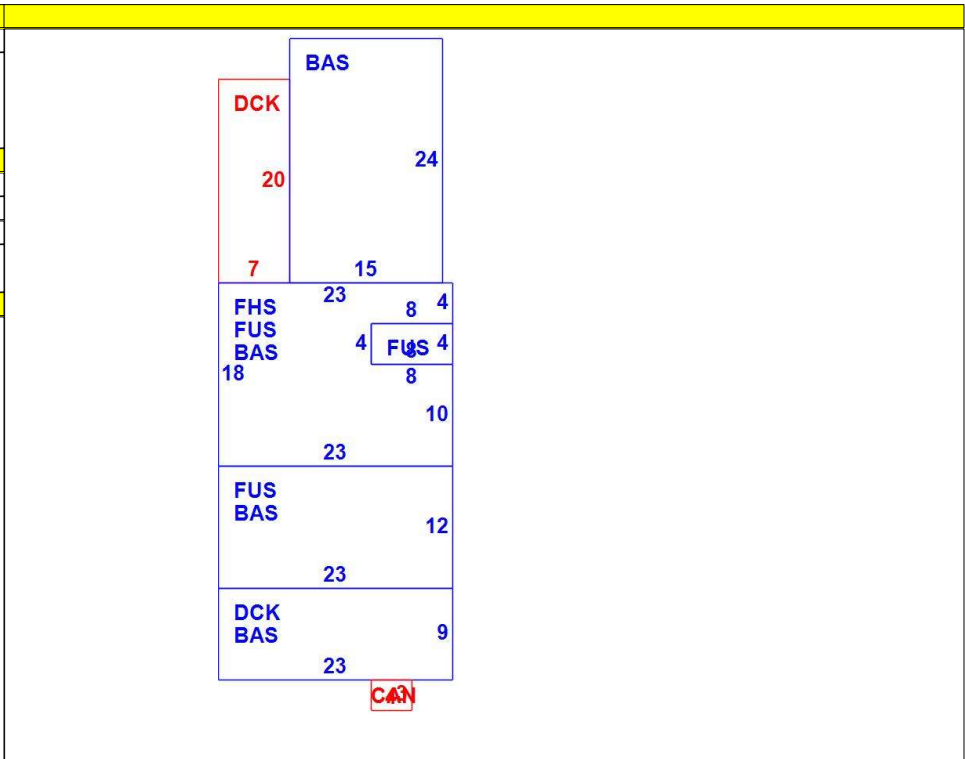
NOTES									

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
21	08-27-2007	DM	Demolish	3,300		100		UTILITY BLDG		01-04-2023	SJT	10		01	Measure - No Entry
										11-09-2022	SJT	10		12	Property Est. - No Access
										04-12-2013	VGS			20	Field Review
										01-13-2009	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	6,534 SF	36.41	1.00000	5	1.00	0120	2.096	VIEW OF BRIDGE	V110,ES95	1.0450	79.74	521,000	
Total Card Land Units					0.15	AC	Parcel Total Land Area					0.15	Total Land Value			521,000	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2.5				
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			497,007
Interior Floor 2			Net Other Adj		14,500
Heat Fuel	03	Gas	Replace Cost		511,506
Heat Type	05	Hot Water	Year Built		1987
AC Type	06	Partial	Effective Year Built		1997
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		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		76
Gas Fireplaces	0		Cns Sect Rcnld		388,700
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	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	112	21.00	2007	G	85	C	1.00	2,000
PTO	Patio	L	144	15.00	2000	A	70	C	1.00	1,500
GNR	GENERATOR	L	1	12400.00	2013	G	85	C	1.00	10,500

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,225	1,225	1,225	232.03	284,236
CAN	Canopy	0	12	1	19.34	232
DCK	Deck	0	347	35	23.40	8,121
FHS	Finished Half Story	191	382	191	116.01	44,318
FUS	Finished Upper Story	690	690	690	232.03	160,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		2,106	2,656	2,142		497,007

