

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DOLBIER TRACEY L			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	221,500	221,500	
250 GURNET RD			SUPPLEMENTAL DATA						RES LAND	1010	451,800	451,800	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 954 Total Acres .12 Chapter Lan GIS ID F_887198_2848690				Cyclical Exemption W District Res Exem	8	RESIDNTL	1010	1,200	1,200	
										Total	674,500	674,500	VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DOLBIER TRACEY L	LCC	128038	01-18-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
DOLBIER WILLIAM	LCC	118470	12-28-2012	Q	I	384,000	00	2023	1010	169,900	2022	1010	145,300		
SULLIVAN MICHAEL B	LCC	117751	07-19-2012	U	I	372,000	1		1010	345,100		1010	293,600		
SIMONELLI ROBERT J & CORINNE	LCC	70326	11-08-1984	Q	V	58,000	00		1010	800		1010	800		
										Total	515,800	Total	439,700	Total	420,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	221,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	1,200		
Appraised Land Value (Bldg)	451,800		
Special Land Value	0		
Total Appraised Parcel Value	674,500		
Valuation Method	C		
Total Appraised Parcel Value	674,500		

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-22-30 407	12-01-2022 08-05-2003	MN AD	Maintenance Addition	4,000 23,000	09-23-2004	100 100	12-01-2022	INSULATION NEW ROOF & DORMERS	01-20-2022 10-26-2015 04-12-2013 09-13-2008	SJT JLF VGS BSB	10 10		11 01 20 01	Phone Interview Measure - No Entry Field Review Measure - No Entry

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	5,227 SF	43.41	1.00000	5	1.00	0120	2.096		ES95	0.9500	86.44	451,800
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			451,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Ownr		S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		279,298
Heat Fuel	03	Gas	Replace Cost		8,410
Heat Type	05	Hot Water	Year Built		287,710
AC Type	03	Central	Effective Year Built		1940
Bedrooms	3		Depreciation Code		1998
Full Baths	1		Remodel Rating		VG
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		23
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		77
Gas Fireplaces	0		Cns Sect Rcnld		221,500
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	80	21.00	1980	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	396	396	396	280.14	110,935
FEP	Finished Enclosed Porch	0	324	194	167.74	54,347
FUS	Finished Upper Story	396	396	396	280.14	110,935
PTO	Patio	0	189	9	13.34	2,521
WDK	Deck	0	24	2	23.34	560
Ttl Gross Liv / Lease Area		792	1,329	997		279,298

