

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAMMEL JENNIFER			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
246 GURNET RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	712,600	712,600	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	426,000	426,000	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2580 Total Acres .1 Chapter Lan GIS ID F_887182_2848738		Cyclical Exemption W District Res Exem Assoc Pid#			8	RESIDNTL	1010	900	900	
						Total		1,139,500	1,139,500	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAMMEL JENNIFER		LCC	130430	07-16-2020	U	I	280,000	1	Year	Code	Assessed	Year	Code	Assessed		
BRANN JUDITH A		LCC10	0	04-10-2002	U	I	1	1F	2023	1010	545,300	2022	1010	25,300		
										1010	324,100		1010	292,900		
										1010	600		1010	600		
						Total			870,000		Total		318,800		Total	306,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

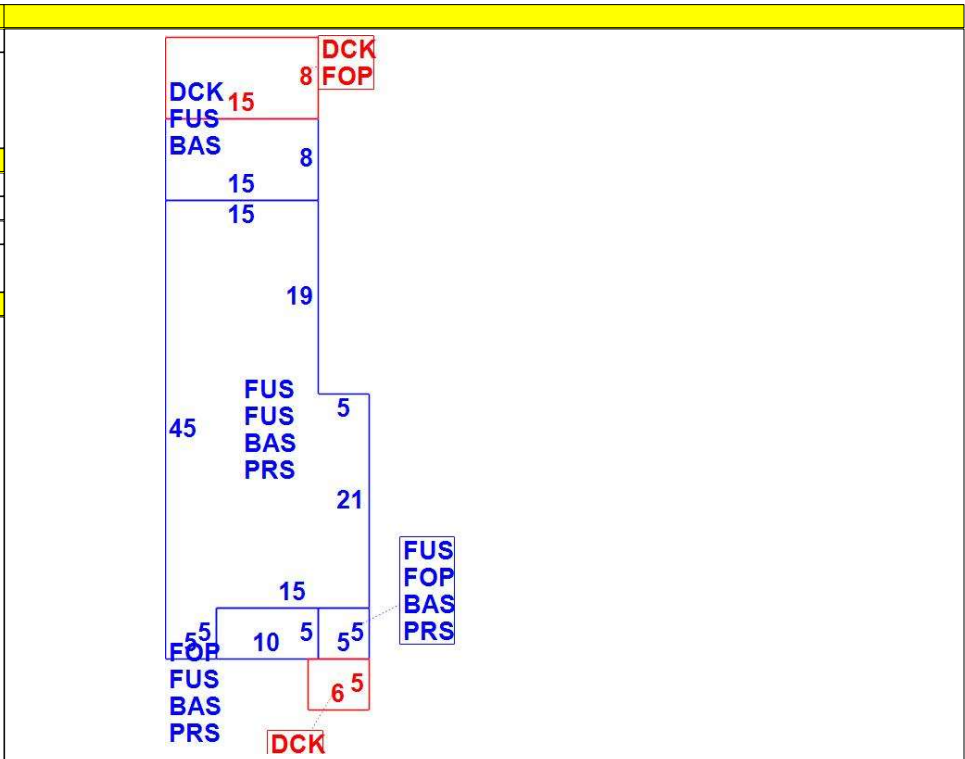
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			712,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			900
Appraised Land Value (Bldg)			426,000
Special Land Value			0
Total Appraised Parcel Value			1,139,500
Valuation Method			C
Total Appraised Parcel Value			1,139,500

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
BPO-21-113	04-30-2021	NC	New Construct	276,300	03-15-2022	100	09-27-2022	Construct a new SF with pier fou	03-15-2022	SJT	5		05	Measure - Under Construct
BPO-21-34	02-02-2021	DM	Demolish	6,000	05-26-2021	100		Demo existing building	05-26-2021	SJT	5		20	Field Review

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	4,275 SF	47.54	1.00000	5	1.00	0120	2.096		1.0000	99.65	426,000
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value		426,000

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	3		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		693,586
Interior Floor 2			Replace Cost		26,250
Heat Fuel	03	Gas	Year Built		719,836
Heat Type	05	Hot Water	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		2020
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	1	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good	99	
Extra Openings	0		Cns Sect Rcnld		712,600
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	01	Posts Piers	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	64	21.00	1980	A	70	C	1.00	900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	925	925	925	262.62	242,926
DCK	Deck	0	270	27	26.26	7,091
FOP	Open Porch	0	225	34	39.69	8,929
FUS	Finished Upper Story	1,655	1,655	1,655	262.62	434,640
PRS	Piers	0	805	0	0.00	0
Ttl Gross Liv / Lease Area		2,580	3,880	2,641		693,586

