

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GREENE TIMOTHY F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GREENE ADRIENNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	218,400	218,400
81 GURNET RD				0 Light		RES LAND	1010	1,289,000	1,289,000
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W W			8				
	Scnd Home	District SEAWALL 2 G1 OF							
	Tax Class T	Res Exem							
	Tot Fin Area 1482								
	Total Acres .172								
	Chapter Lan								
	GIS ID F_887211_2851055	Assoc Pid#							
Total								1,507,400	1,507,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GREENE TIMOTHY F	54965	293	05-13-2021	Q	I	1,205,000	00	Year	Code	Assessed	Year	Code	Assessed	
KELLEY MARY JO ET AL TT	37579	0047	08-04-2009	U	I	1,000,000	1	2023	1010	165,900	2022	1010	197,300	
DOWD MARCIA DOLE	35401	0325	12-14-2007	U	I	100	1A		1010	1,039,500		1010	872,800	
MARCIA DOLE DOWD REVOCABLE TRU	18899	0304	09-21-2000	Q	I	10	00							
DOWD DONALD F	13815	0133	09-07-1995	Q	I	249,000	00							
Total								1,205,400		Total	1,070,100		Total	1,016,700

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)	218,400		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	1,289,000		
Special Land Value	0		
Total Appraised Parcel Value	1,507,400		
Valuation Method	C		
Total Appraised Parcel Value	1,507,400		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

NOTES									
2XF=SHOWER & LAUNDRY SINK IN BSMT 7/2014									

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
2015-83	05-12-2015	MN	Maintenance	4,759		100		2 REPLACEMENT WINDOWS		07-01-2014	JLF	10	1	00	Measure & Listed
2013-1	01-08-2013	MS	Miscellaneous	12,000	07-01-2014	100		WOOD SIDING		04-12-2013	VGS			20	Field Review
191	11-07-2011	MN	Maintenance	7,000		100		WOOD SIDING		09-22-1999	K&B		1	00	Measure & Listed
105	07-13-2010	MN	Maintenance	21,371		100		18 ANDERSON WINDOWS							
19990530	11-18-1999	MN	Maintenance	2,600		100		STRIP AND REROOF							

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	7,500 SF	32.80	1.00000	5	1.00	0120	2.096		W250	2.5000	171.87	1,289,000
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			1,289,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	702	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			285,441
Interior Floor 2			Net Other Adj		13,700
Heat Fuel	03	Gas	Replace Cost		299,142
Heat Type	12	Space Heat	Year Built		1950
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		218,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	702		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	702	702	702	164.71	115,626
BSM	Basement	0	702	140	32.85	23,059
DCK	Deck	0	16	2	20.59	329
FEP	Finished Enclosed Porch	0	182	109	98.65	17,953
FUS	Finished Upper Story	780	780	780	164.71	128,474
Ttl Gross Liv / Lease Area		1,482	2,382	1,733		285,441

FEP	4
26	
FUS FEP	3
26	
FUS BAS BSM	27
26	
DCK	4
4	
26	

