

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ALFA DEVELOPMENT STRATEGIES L  630 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,464,600	1,464,600
				0	Heavy			RES LAND	1010	350,700	350,700
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4550 Total Acres .92 Chapter Lan GIS ID F_857947_2848612				Cyclical 1 Exemption W District Res Exem Assoc Pid#							
Total									1,815,300	1,815,300	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CASSIDY KEVIN	57888	305	05-05-2023	Q	I	1,895,000	00	Year	Code	Assessed	Year	Code	Assessed
ALFA DEVELOPMENT STRATEGIES LLC	54906	108	05-03-2021	U	I	325,000	1	2023	1010	476,200	2022	1010	85,900
DOONAN OWEN P	3458	0470	07-31-1968	U	I	0	1		1010	364,700		1010	300,600
Total									840,900	Total	386,500	Total	441,800

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
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,464,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	1,815,300
Valuation Method	C
Total Appraised Parcel Value	1,815,300

**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
BPO-22-385	03-21-2023	RM	Remodel	9,000	05-04-2023	100	05-02-2023	FINISH 3RD FL SPACE	05-04-2023	SJT	5		00	Measure & Listed
BPO-21-395	11-16-2021	NC	New Construct	536,652	05-04-2023	100	05-02-2023	PLAN #AY-046 2 STRY 1268 SF	05-24-2022	SJT	5		20	Field Review
BPO-21-394	09-03-2021	NC	New Construct	59,628	02-23-2022	100		3032 SF FOUNDATION	04-14-2022	SJT	5		05	Measure - Under Construct
BPO-21-288	07-01-2021	DM	Demolish	10,000	02-23-2022	100		DEM HOUSE/GAR	06-30-2021	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-12-2007	BSB			01	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	40,075	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700

Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1984	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,438,636
Interior Floor 2			Replace Cost		40,795
Heat Fuel	03	Gas	Year Built		1,479,432
Heat Type	10	Hydro-Air	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		2020
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	3		Functional Obsol		
Total Rooms	11		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		1,464,600
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1984		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	1,984	1,984	1,984	265.82	527,394
BSM	Basement	0	1,984	397	53.19	105,532
CAN	Canopy	0	114	11	25.65	2,924
CTH	Cathedral Ceiling	0	324	32	26.25	8,506
FGR	Garage	0	840	336	106.33	89,317
FHS	Finished Half Story	560	1,120	560	132.91	148,861
FOP	Open Porch	0	294	44	39.78	11,696
FSP	Screened Porch	0	162	32	52.51	8,506
FUS	Finished Upper Story	2,006	2,006	2,006	265.82	533,242
PTO	Patio	0	192	10	13.84	2,658
Ttl Gross Liv / Lease Area		4,550	9,020	5,412		1,438,636

