

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
OCONNELL JOHN A OCONNELL MICHELE D 201 KEENE ST DUXBURY MA 02332			0 Water 0 No Sewer	0 Feeder 0 Paved 0 Medium	0 Average 0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 312,000 400,500	Assessed 312,000 400,500			VISION					
SUPPLEMENTAL DATA						Total											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1519 Total Acres 3.948 Chapter Lan GIS ID F_857251_2847587		Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total 712,500				712,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OCONNELL JOHN A		LCC 63150	01-31-1980	U	I	74,600	1	Year	Code	Assessed	Year	Code	Assessed				
								2023	1010 1010	225,900 438,400	2022	1010 1010	206,500 364,900	2021	1010 1010	186,700 304,100	
								Total		664,300	Total		571,400	Total		490,800	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
		Total	0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
												10-06-2022	SJT	10		00	Measure & Listed
												04-12-2013	VGS			20	Field Review
												10-30-2007	K/B		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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000		
1	1010	Single Family	RC	Residual	3.030 AC	35,000.00	0.47619	5	1.00	0050	1.000			1.0000	50,500		
Total Card Land Units					3.95 AC	Parcel Total Land Area					3.95	Total Land Value				400,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	928	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		410,506
Heat Type	05	Hot Water	Replace Cost		16,900
AC Type	01	None	Year Built		427,406
Bedrooms	3		Effective Year Built		1979
Full Baths	2		Depreciation Code		1994
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		312,000
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	928		Misc Imp Ovr Comment		
			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	1,132	1,132	1,132	206.80	234,102
BSM	Basement	0	928	186	41.45	38,466
CTH	Cathedral Ceiling	0	204	20	20.27	4,136
DCK	Deck	0	422	42	20.58	8,686
FAT	Finished Attic	25	84	25	61.55	5,170
FHS	Finished Half Story	60	120	60	103.40	12,408
FUS	Finished Upper Story	520	520	520	206.80	107,538
Ttl Gross Liv / Lease Area		1,737	3,410	1,985		410,506

