

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EZELL JOHNATHAN R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
EZELL KRISTIN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	398,600	398,600
662 CONGRESS ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	352,400	352,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1974 Total Acres .978 Chapter Lan GIS ID F_860026_2848140			Cyclical 1 Exemption W District Res Exem Assoc Pid#				
						Total		751,000	751,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EZELL JOHNATHAN R		36211 0024	07-25-2008	U	I	391,000	1	Year	Code	Assessed	Year	Code	Assessed
BISHOP JAMES H		25626 0232	06-30-2003	Q	I	450,000	00	2023	1010	305,700	2022	1010	285,400
MASSA RONALD A JR		16642 0301	09-28-1998	Q	I	214,000	00		1010	366,500	2021	1010	301,800
						Total		672,200	Total		587,200	Total	521,700

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)	398,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	352,400
Special Land Value	0
Total Appraised Parcel Value	751,000
Valuation Method	C
Total Appraised Parcel Value	751,000

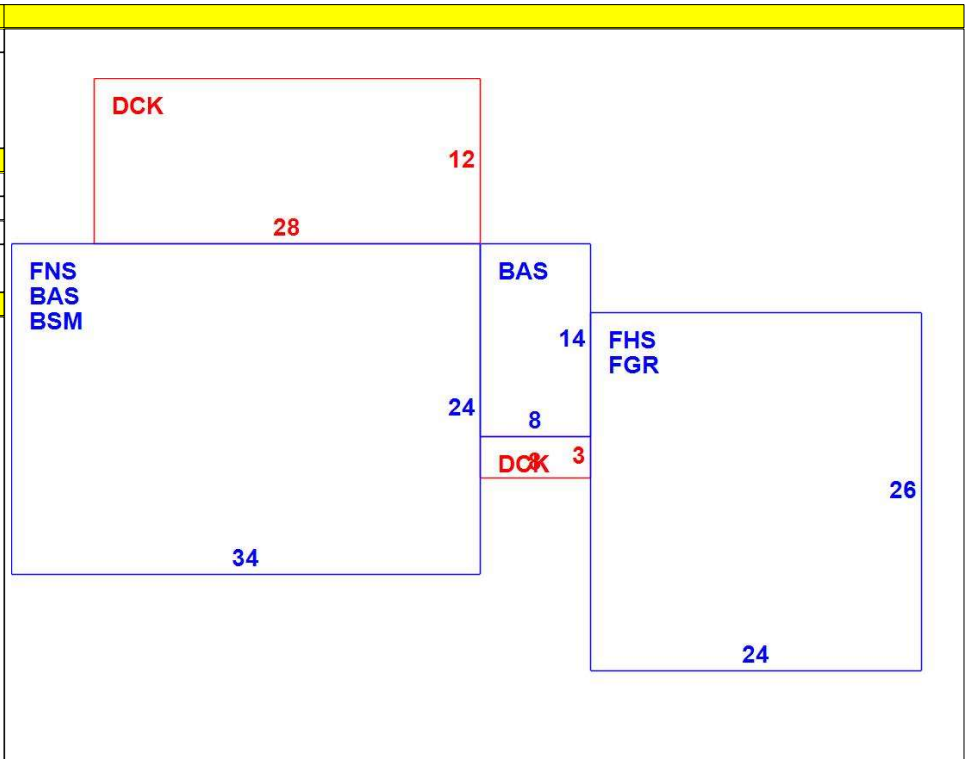
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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-22-202	05-17-2022	RM	Remodel	31,000	03-13-2023	100		FAM RM OVER GARAGE-NOT T	03-13-2023	SJT	5		12	Property Est. - No Access
249	11-29-2010	RM	Remodel	4,600	09-07-2011	100		117'OF BASEMENT	04-12-2013	VGS			20	Field Review
231	06-18-2002	AD	Addition	7,200	10-14-2003	100		12x20 DECK	09-07-2011	KP		1	00	Measure & Listed
399	09-02-1999	NC	New Construct	30,000	04-12-2000	100		AT GAR MUD FRM PRCH						

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	8.75	350,000
1	1010	Single Family	RC	Residual	0.069 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,400
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			352,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	312.00	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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			501,465
Interior Floor 2			Net Other Adj		22,945
Heat Fuel	02	Oil	Replace Cost		524,409
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		398,600
Sq Ft Fin Bsmt	250		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	928	928	928	206.96	192,059
BSM	Basement	0	816	163	41.34	33,734
DCK	Deck	0	360	36	20.70	7,451
FGR	Garage	0	624	250	82.92	51,740
FHS	Finished Half Story	312	624	312	103.48	64,572
FNS	Finished 90% Story	734	816	734	186.16	151,909
Ttl Gross Liv / Lease Area		1,974	4,168	2,423		501,465

