

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACDONALD GREGG			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
CRILLEY KERIA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	258,500	258,500	
25 ASHDOD LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	393,100	393,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1254 Total Acres .37 Chapter Lan		Cyclical 1 Exemption W District Res Exem						
GIS ID F_858796_2851041		Assoc Pid#						Total	651,600	651,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACDONALD GREGG		30918 0221	07-14-2005	Q	I	415,000	00	Year	Code	Assessed	Year	Code	Assessed
CONNOLLY IRENE M		18100 0308	12-03-1999	Q	I	235,000	00	2023	1010	209,000	2022	1010	191,000
CURRIER WILLIAM P		16490 0294	08-10-1998	Q	I	219,900	00		1010	421,500		1010	271,400
		Total						Total	630,500	Total	462,400	Total	424,300

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)	258,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	393,100
Special Land Value	0
Total Appraised Parcel Value	651,600
Valuation Method	C
Total Appraised Parcel Value	651,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											
1 ROOM LOWER LEVEL											

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
2018-418	11-15-2018	AD	Addition	41,000	05-21-2019	100		TWO ADDITIONS 9 X 15' AND 7	05-21-2019	SJT	5		01	Measure - No Entry
2013-230	12-19-2013	MN	Maintenance	1,501		100		REPLACE 4 WINDOWS	04-12-2013	VGS			20	Field Review
165	11-29-2012	MN	Maintenance	2,692		100		REPLACE 6 WINDOWS	05-19-2007	BSB		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	PD	Primary	16,143 SF	18.16	1.00000	5	1.00	0060	1.341		1.0000	24.35	393,100
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value		393,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	496	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	244.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		260,874
Heat Type	05	Hot Water	Replace Cost		280,974
AC Type	01	None	Year Built		1982
Bedrooms	3		Effective Year Built		2013
Full Baths	2		Depreciation Code		R
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %	8	
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good	92	
Sq Ft Fin Bsmt	252		Cns Sect Rcnld		258,500
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	1		Misc Imp Ovr		
Bsmt Area	496		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	1,281	1,281	1,281	185.28	237,344
BSM	Basement	0	560	112	37.06	20,751
FOP	Open Porch	0	98	15	28.36	2,779
Ttl Gross Liv / Lease Area		1,281	1,939	1,408		260,874

