

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
POORE STEVEN E POORE CORINNE K 4 PEACH TREE LN  DUXBURY MA 02332			3	Under Water	0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
			1	Level	0	No Sewer	0	Paved	0	Good	RESIDNTL	1010	718,800	718,800
							0	Light			RES LAND	1010	517,800	517,800
<b>SUPPLEMENTAL DATA</b>											RESIDNTL	1010	11,400	11,400
Alt Prcl ID			Cyclical				1							
Scnd Home			Exemption											
Tax Class T			W											
Tot Fin Area 2744			District											
Total Acres 2.398			Res Exem											
Chapter Lan														
GIS ID F_858349_2850691			Assoc Pid#											
											Total	1,248,000	1,248,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
POORE STEVEN E			9335	119	09-01-1989	Q	I	344,600	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	550,000	2022	1010	502,200	2021	1010	435,500
												1010	556,400		1010	353,900		1010	341,500
												1010	7,800		1010	1,500		1010	1,500
											Total	1,114,200	Total	857,600	Total	778,500			

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0060					Appraised Bldg. Value (Card)	718,800					
					Appraised Xf (B) Value (Bldg)	0					
					Appraised Ob (B) Value (Bldg)	11,400					
					Appraised Land Value (Bldg)	517,800					
					Special Land Value	0					
					Total Appraised Parcel Value	1,248,000					
					Valuation Method	C					
					Total Appraised Parcel Value	1,248,000					

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	
414	09-02-2005	MS	Miscellaneous	4,500		100		150 SQ FT DECK EXTEN	04-12-2013	VGS			20	Field Review	
									08-17-2006	KP		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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	1.030	AC	35,000.00	0.97669	5	1.00	0060	1.341		1.0000	1.05	47,200
1	1010	Single Family	WP	Undevelop	0.450	AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	1,200
Total Card Land Units					2.40	AC	Parcel Total Land Area					2.40	Total Land Value			517,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1344	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	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		789,653
Interior Floor 2			Replace Cost		27,125
Heat Fuel	02	Oil	Year Built		816,779
Heat Type	05	Hot Water	Effective Year Built		1989
AC Type	01	None	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		718,800
Gas Fireplaces	0		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	1344		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
WDK	Deck	L	150	21.00	2006	G	85	C	1.00	2,700
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400	236.57	331,191
BSM	Basement	0	1,344	269	47.35	63,636
FGR	Garage	0	624	250	94.78	59,141
FOP	Open Porch	0	498	75	35.63	17,742
FUS	Finished Upper Story	1,344	1,344	1,344	236.57	317,943
Ttl Gross Liv / Lease Area		2,744	5,210	3,338		789,653

