

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SHARP FIONA			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MCHUGH MICHAEL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	961,100	961,100	
3 PRATT CIR		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	352,700	352,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3354 Total Acres .996 Chapter Lan GIS ID F_856310_2842910			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800	
						Total		1,315,600	1,315,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHARP FIONA		57070 56	07-27-2022	Q	I	1,400,000	00	Year	Code	Assessed	Year	Code	Assessed	
FRIEND JUSTIN D		43267 0290	06-27-2013	Q	I	770,000	00	2023	1010	751,600	2022	1010	706,800	
COLEMAN CHRISTOPHER M & WENDY		28657 0251	07-14-2004	Q	I	860,000	00		1010	366,900		1010	302,400	
RHB DEVELOPMENT INC		23641 0199	12-10-2002	U	V	675,000	1		1010	1,200		1010	1,200	
						Total		1,119,700	Total		1,010,400	Total		857,900

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	Batch
0050				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	961,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	352,700
Special Land Value	0
Total Appraised Parcel Value	1,315,600
Valuation Method	C
Total Appraised Parcel Value	1,315,600

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
24	01-24-2003	NC	New Construct	232,000	04-02-2004	100		SINGLE FAM DWELLING	10-31-2022	SJD	9	1	00	Measure & Listed
									03-25-2014	SJD	9		12	Property Estimated - No Ac
									04-12-2013	VGS			20	Field Review
									10-16-2007	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	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	0.078 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,700
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			352,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1712		
Model	01	Residential		Bsmt Type	04		
Grade	09	Custom		Unfin Area	0.00	Full	
Stories	2			<b>CONDO DATA</b>			
Occupancy	1			Parcel Id		C	Ownr
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2	11	Clapboard		Adjust Type	Code	Description	Factor%
Roof Structure	04	Hip		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		<b>COST / MARKET VALUATION</b>			
Interior Wall 2				Net Other Adj		1,033,174	
Interior Floor 1	12	Hardwood		Replace Cost		71,583	
Interior Floor 2				Year Built		2003	
Heat Fuel	02	Oil		Effective Year Built		2008	
Heat Type	05	Hot Water		Depreciation Code		A	
AC Type	03	Central		Remodel Rating			
Bedrooms	4			Year Remodeled			
Full Baths	2			Depreciation %		13	
Half Baths	1			Functional Obsol			
Extra Fixtures	2			External Obsol			
Total Rooms	8			Trend Factor		1.000	
Bath Style	03	Modern		Condition			
Kitchen Style	03	Modern		Condition %			
Extra Kitchens	0			Percent Good		87	
Fireplaces	1			Cns Sect Rcnd		961,100	
Extra Openings	0			Dep % Ovr			
Gas Fireplaces	0			Dep Ovr Comment			
Sq Ft Fin Bsmt	823			Misc Imp Ovr			
FBM Quality	05	Living Area		Misc Imp Ovr Comment			
Foundation	06	Poured Conc		Cost to Cure Ovr			
Bsmt Garage	0			Cost to Cure Ovr Comment			
Bsmt Area	1712						

**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
SHD1	Shed	L	120	21.00	2005	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,708	1,708	1,708	257.39	439,627
BSM	Basement	0	1,708	342	51.54	88,028
CTH	Cathedral Ceiling	0	488	49	25.84	12,612
FGR	Garage	0	576	230	102.78	59,200
FNS	Finished 90% Story	518	576	518	231.47	133,330
FOP	Open Porch	0	72	11	39.32	2,831
FUS	Finished Upper Story	1,008	1,008	1,008	257.39	259,452
TQS	Three Quarter Story	120	160	120	193.04	30,887
WDK	Deck	0	280	28	25.74	7,207
Ttl Gross Liv / Lease Area		3,354	6,576	4,014		1,033,174

