

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MORRISON PAUL TRACY L/E		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MORRISON SUSAN L/E		0	Septic	0	Paved	0	Average	RESIDNTL	1010	731,900	731,900	
14 VALLEY ST					Light			RES LAND	1010	353,200	353,200	
								RESIDNTL	1010	51,400	51,400	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 1								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 3537		District		Res Exem						
GIS ID F_857061_2842805		Assoc Pid#										
									Total	1,136,500	1,136,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORRISON PAUL TRACY L/E	56685	301	04-14-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MORRISON PAUL TRACY & SUSAN ANN	49417	0334	01-19-2018	U	I	1	1A	2023	1010	557,200	2022	1010	510,000	2021	1010	429,300
MORRISON PAUL TRACY	49417	0311	01-19-2018	U	I	1	1A		1010	367,300		1010	302,700		1010	252,300
MORRISON PAUL TRACY & MORRISON	49054	0336	10-17-2017	U	I	1	1A		1010	28,900		1010	28,900		1010	28,900
MORRISON PAUL TRACY & SUSAN ANN	4798	0079	02-27-1980	U	I	62,000	1									
									Total	953,400	Total	841,600	Total	710,500		

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										
0050														
NOTES														
Appraised Bldg. Value (Card) 731,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 51,400 Appraised Land Value (Bldg) 353,200 Special Land Value 0 Total Appraised Parcel Value 1,136,500 Valuation Method C Total Appraised Parcel Value 1,136,500														

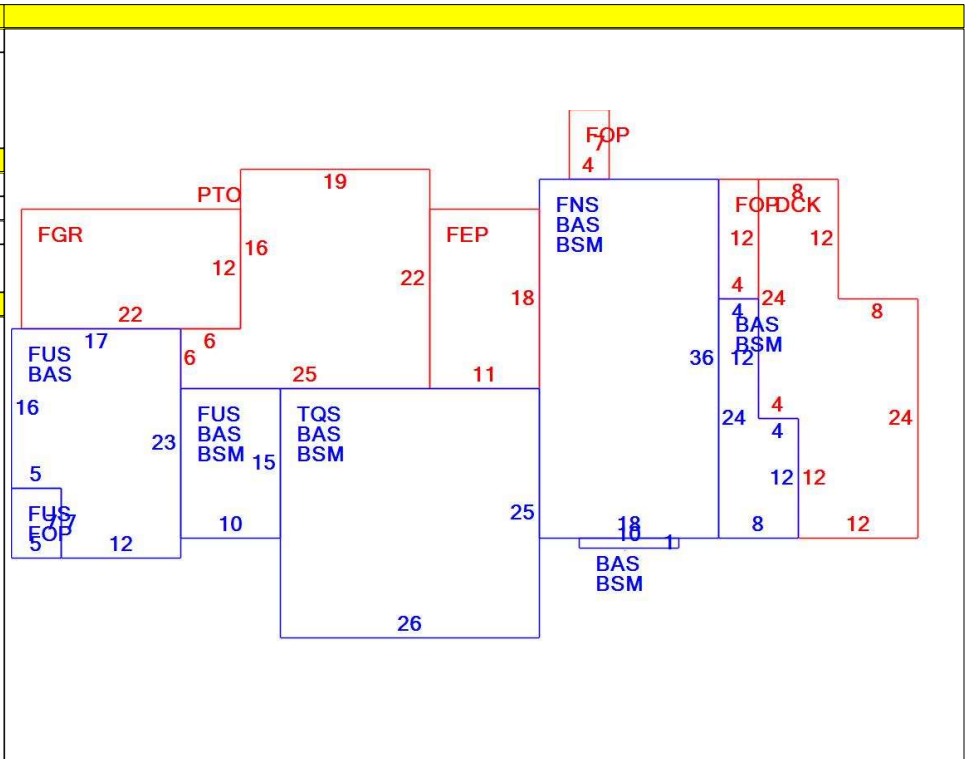
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-23-18	06-26-2023	MN	Maintenance	5,800		100		Air Sealing	04-12-2013	VGS			20	Field Review	
13344	08-03-1994	NC	New Construct	9,000	09-12-1995	100		23X43 HTD ING POOL	05-07-2007	BSB		1	00	Measure & Listed	
12546	09-22-1992	AD	Addition	71,000	09-13-1995	100		2 STY ADD 36X22							

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	0.090	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	3,200
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01	Total Land Value			353,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1602	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	3				
Extra Fixtures	0				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1602				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj	878,155	
Replace Cost	48,240	
Year Built	1979	
Effective Year Built	2000	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnld	731,900	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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
SPL1	Ing Pool - Ave	L	989	64.00	1994	A	70	C	1.00	44,300
PTO	Patio	L	500	15.00	1994	A	70	C	1.00	5,300
SHD1	Shed	L	120	21.00	1997	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	1,958	1,958	1,958	209.18	409,582
BSM	Basement	0	1,602	320	41.78	66,939
DCK	Deck	0	432	43	20.82	8,995
FEP	Finished Enclosed Porch	0	198	119	125.72	24,893
FGR	Garage	0	264	106	83.99	22,174
FNS	Finished 90% Story	583	648	583	188.20	121,954
FOP	Open Porch	0	111	17	32.04	3,556
FUS	Finished Upper Story	541	541	541	209.18	113,169
PTO	Patio	0	454	23	10.60	4,811
TQS	Three Quarter Story	488	650	488	157.05	102,082
Ttl Gross Liv / Lease Area		3,570	6,858	4,198		878,155



14 VALLEY ST

