

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HURCOMBE RICHARD E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
HURCOMBE VICKI L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	329,800	329,800
725 SUMMER ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	369,300	369,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1666 Total Acres 1.468 Chapter Lan GIS ID F_857068_2843608			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	49,900	49,900
							Total	749,000	749,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HURCOMBE RICHARD E		17189 0139	02-26-1999	Q	I	217,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	251,700	2022	1010	239,600
									1010	384,000		1010	316,500
									1010	31,500		1010	31,500
							Total	667,200	Total	587,600	Total	512,600	

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)	329,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	49,900
Appraised Land Value (Bldg)	369,300
Special Land Value	0
Total Appraised Parcel Value	749,000
Valuation Method	C
Total Appraised Parcel Value	749,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
QPO-23-28	09-05-2023	MN	Maintenance	8,600		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
9	06-24-2008	MS	Miscellaneous	3,300		100		10X12 STORAGE SHED		07-18-2007	K-B		1	00	Measure & Listed
424	11-24-2006	MS	Miscellaneous	0		100		INSTALL WOOD STOVE							
517	10-02-2003	AD	Addition	26,640	08-25-2004	100		INGROUND POOL							
8	05-23-2003	AD	Addition		08-25-2004	100		POTTING SHED 14X8							

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	350,000	
1	1010	Single Family	RC	Residual	0.550 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0052	19,300	
Total Card Land Units					1.47 AC	Parcel Total Land Area					1.47	Total Land Value			369,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			408,648
Interior Floor 2			Net Other Adj		25,350
Heat Fuel	02	Oil	Replace Cost		433,997
Heat Type	05	Hot Water	Year Built		1973
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		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	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		329,800
Sq Ft Fin Bsmt	360		Dep % Ovr		
FBM Quality	04	Above 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		

	FSP
	12
	14
FUS BAS BSM	24
	34
FHS	34
	1

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	112	21.00	2000	A	70	C	1.00	1,600
SPL2	Ing Pool-Good	L	648	89.00	2000	A	70	C	1.00	40,400
SHD3	Shed - Metal	L	80	14.00	1985	A	70	C	1.00	800
PTO	Patio	L	400	15.00	1985	A	70	C	1.00	4,200
LNT	Lean To	L	120	10.00	1985	A	70	C	1.00	800
SHD1	Shed	L	120	21.00	2005	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	219.35	178,989
BSM	Basement	0	816	163	43.82	35,754
FSP	Screened Porch	0	168	34	44.39	7,458
FUS	Finished Upper Story	850	850	850	219.35	186,447
Ttl Gross Liv / Lease Area		1,666	2,650	1,863		408,648



725 SUMMER ST

