

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DEMANGE FRANCIS PETIT		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
DEMANGE LESLEY PETIT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	307,500	307,500	
200 CROSS ST		SUPPLEMENTAL DATA				RES LAND	1010	357,300	357,300			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1489 Total Acres 1.126 Chapter Lan GIS ID F_858305_2842563				Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	30,000	30,000	
									Total	694,800	694,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DEMANGE FRANCIS PETIT		45842 0112	07-27-2015	Q	I	427,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HARTLEY DEBRA A		43560 0165	08-30-2013	Q	I	420,000	00	2023	1010	250,000	2022	1010	229,100	2021	1010	193,900	
LIPFIN RICHARD B & KATHLEEN		12344 0152	11-01-1993	U	I	100	1A		1010	371,600		1010	306,200		1010	255,000	
										1010	16,800		1010	16,800		1010	16,800
									Total	638,400	Total	552,100	Total	465,700			

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					Appraised Bldg. Value (Card)	307,500	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	30,000	Appraised Land Value (Bldg)	357,300	Special Land Value	0	Total Appraised Parcel Value	694,800	Valuation Method	C
															Total Appraised Parcel Value	694,800		

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-23-29	09-15-2023	MN	Maintenance	5,000		100		WEATHERIZATION/AIR SEALIN		12-28-2018	SJD	10	1	00	Measure & Listed
2018-294	07-30-2018	MN	Maintenance	20,270		100		RECONSTRUCT THE ROOF OF		03-25-2014	SJD	9		01	Measure - No Entry
152	04-22-2004	MN	Maintenance	6,800		100		REROOF		04-12-2013	VGS			20	Field Review
13007	11-08-1993	MN	Maintenance	2,250	10-26-1994	100		STAIN STEEL FLUE LNR		08-23-2007	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	PD	Residual	0.208	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,300
					Total Card Land Units	1.13	AC	Parcel Total Land Area				1.13	Total Land Value			357,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	1108	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			366,672
Interior Floor 2			Net Other Adj		37,950
Heat Fuel	04	Electric	Replace Cost		404,622
Heat Type	07	Radiant-Elec.	Year Built		1985
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	1		Cns Sect Rcnd		307,500
Sq Ft Fin Bsmt	652		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1108		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
WDK	Deck	L	390	21.00	1993	A	70	C	1.00	5,700
SHD1	Shed	L	100	21.00	1986	A	70	C	1.00	1,500
SPL1	Ing Pool - Ave	L	648	64.00	1986	F	55	C	1.00	22,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,502	1,502	1,502	209.89	315,250
BSM	Basement	0	1,108	222	42.05	46,595
WDK	Deck	0	228	23	21.17	4,827
Ttl Gross Liv / Lease Area		1,502	2,838	1,747		366,672

