

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DOWLING JOANNA H & PATRICK J 166 CROSS ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	439,900	439,900
				0	Medium			RES LAND	1010	350,100	350,100
SUPPLEMENTAL DATA								RESIDNTL	1010	56,900	56,900
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2127 Total Acres .918 Chapter Lan GIS ID F_858681_2842603				Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total				846,900	846,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DOWLING JOANNA H & PATRICK J		53347 44	08-31-2020	Q	I	735,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
COLLEARY JAMES		44337 0101	05-21-2014	U	I	385,000	1S	2023	1010	333,800	2022	1010	305,100	2021	1010	262,800		
FANNIE MAE		43440 0145	08-02-2013	U	I	471,475	1L		1010	364,200		1010	300,100		1010	250,500		
WIDZINS KENNETH & LAURA		31859 0239	12-06-2005	Q	I	490,000	00		1010	35,300		1010	35,300		1010	35,300		
Total										733,300			Total		640,500		Total	548,600

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
									APPRAISED VALUE SUMMARY									
Total			0.00											Appraised Bldg. Value (Card)	439,900			
														Appraised Xf (B) Value (Bldg)	0			
														Appraised Ob (B) Value (Bldg)	56,900			
														Appraised Land Value (Bldg)	350,100			
														Special Land Value	0			
														Total Appraised Parcel Value	846,900			
														Valuation Method	C			
														Total Appraised Parcel Value	846,900			

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-22-17	08-12-2022	MN	Maintenance	3,871		100	08-12-2022	AIR SEALING/CELLOUSE/FIBE		03-17-2021	SJD	9	1	07	Measure - Info @ Door
117	09-28-2007	MN	Maintenance	1,200		100		STRIP REROOF		08-03-2015	SJD	9		01	Measure - No Entry
6	04-26-2007	MS	Miscellaneous	3,300		100		10X11 UTILITY BLDG		04-12-2013	VGS			20	Field Review
1	01-02-2007	MS	Miscellaneous	4,000	06-19-2007	100		36' RETAINING WALL		06-19-2007	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	40,017	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,100
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		350,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1209	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	14	Carpet	Net Other Adj		507,717
Interior Floor 2	12	Hardwood	Replace Cost		22,230
Heat Fuel	03	Gas	Year Built		1976
Heat Type	04	Forced Air-Duc	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		83
Extra Openings	0		Cns Sect Rcnld		439,900
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	2		Cost to Cure Ovr		
Bsmt Area	1209		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
SPL2	Ing Pool-Good	L	880	89.00	1985	A	70	C	1.00	54,800
SHD1	Shed	L	120	21.00	2006	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	1,209	1,209	1,209	198.17	239,590
BSM	Basement	0	1,209	242	39.67	47,958
CTH	Cathedral Ceiling	0	325	33	20.12	6,540
FEP	Finished Enclosed Porch	0	224	134	118.55	26,555
FUS	Finished Upper Story	918	918	918	198.17	181,922
TDK	Trex Deck	0	256	26	20.13	5,152
Ttl Gross Liv / Lease Area		2,127	4,141	2,562		507,717

