

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DORION MICHAEL R FERRY CANDACE K 17 VALLEY ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	273,100	273,100
		SUPPLEMENTAL DATA		Cyclical Exemption W		1	Medium	RES LAND	1010	357,000	357,000
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1872 Total Acres 1.118 Chapter Lan GIS ID F_857077_2842532		Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	2,900	2,900	905 DUXBURY, MA	
						Total		633,000	633,000	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DORION MICHAEL R		54011 228	12-15-2020	Q	I	522,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELLMAN JUDITH F		37992 0233	12-03-2009	U	I	100	1A	2023	1010	217,800	2022	1010	203,500	2021	1010	177,900
									1010	371,300		1010	306,000		1010	255,000
									1010	2,000		1010	2,000		1010	2,300
								Total		591,100	Total		511,500	Total		435,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

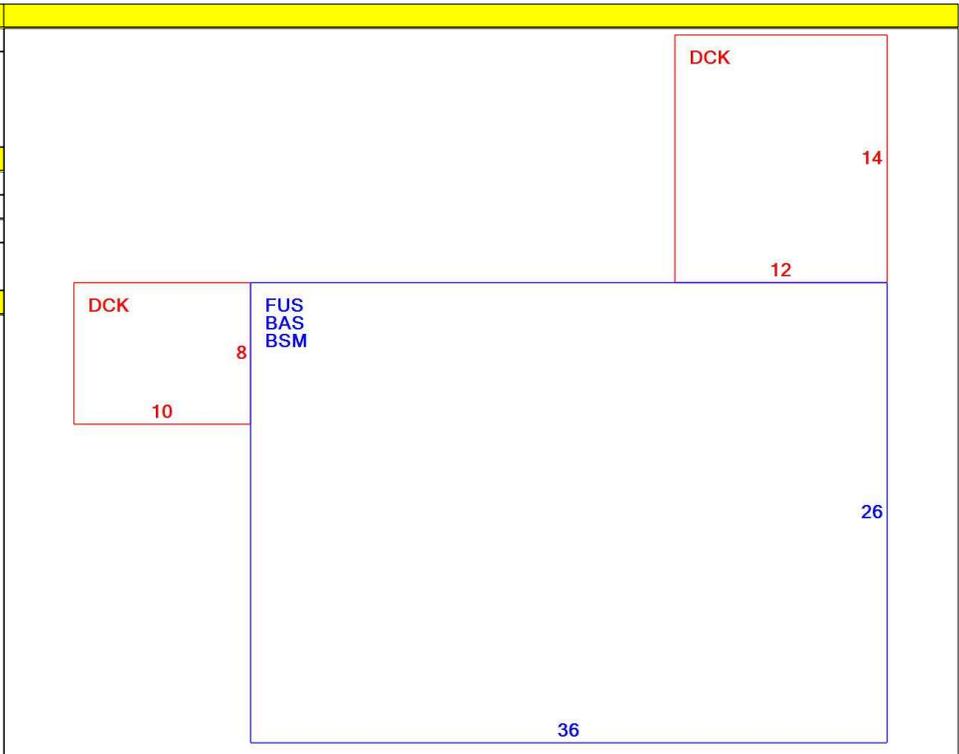
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	273,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	357,000
Special Land Value	0
Total Appraised Parcel Value	633,000
Valuation Method	C
Total Appraised Parcel Value	633,000

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
12590	10-22-1992	MN	Maintenance			100		2 WOOD STOVES		03-18-2021	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-30-2007	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	0.200 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,000
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			357,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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	Net Other Adj		327,418
Interior Floor 2			Replace Cost		18,300
Heat Fuel	02	Oil	Year Built		345,717
Heat Type	05	Hot Water	Effective Year Built		1978
AC Type	01	None	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		273,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	312		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	936		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
SHD1	Shed	L	170	21.00	1980	A	70	C	1.00	2,500
LNT	Lean To	L	50	10.00	1980	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	157.11	147,055
BSM	Basement	0	936	187	31.39	29,380
DCK	Deck	0	248	25	15.84	3,928
FUS	Finished Upper Story	936	936	936	157.11	147,055
Ttl Gross Liv / Lease Area		1,872	3,056	2,084		327,418

