

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DOWD THOMAS M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
DOWD MARGARET A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	232,700	232,700
150 BIRCH ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	356,300	356,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1586 Total Acres 1.098 Chapter Lan GIS ID F_857383_2840480			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
							Total	591,100	591,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOWD THOMAS M		10351 0116	06-27-1991	Q	I	207,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	204,300	2022	1010	187,300
									1010	370,600		1010	305,400
									1010	1,400		1010	1,400
							Total	576,300	Total	494,100	Total	423,500	

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)	232,700		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	2,100		
Appraised Land Value (Bldg)	356,300		
Special Land Value	0		
Total Appraised Parcel Value	591,100		
Valuation Method	C		
Total Appraised Parcel Value	591,100		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
3 BEDROOMS LOWER LEVEL									

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
BPO-22-25 19990494	01-27-2022 10-22-1999	MN MN	Maintenance Maintenance	2,000 5,000		100 100	01-27-2022	WEATHERIZATION/AIR SEALIN STRIP AND REROOF	10-15-2021 04-12-2013 01-13-2013 04-30-2007	SJT VGS AO BSB	10 6		00 20 20 00	Measure & Listed Field Review Field Review 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	PD	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	0.180 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			356,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	0	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		285,644
Heat Type	05	Hot Water	Replace Cost		318,794
AC Type	01	None	Year Built		1978
Bedrooms	3		Effective Year Built		1994
Full Baths	2		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	380		Cns Sect Rcnd		232,700
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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
SHD1	Shed	L	140	21.00	2000	A	70	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	1,206	1,206	1,206	159.13	191,914
BSM	Basement	0	760	152	31.83	24,188
CTH	Cathedral Ceiling	0	350	35	15.91	5,570
DCK	Deck	0	518	52	15.97	8,275
FGR	Garage	0	624	250	63.76	39,783
FHS	Finished Half Story	72	144	72	79.57	11,458
FOP	Open Porch	0	30	5	26.52	796
PTO	Patio	0	308	15	7.75	2,387
SHD	Attached Shed	0	24	8	53.04	1,273
Ttl Gross Liv / Lease Area		1,278	3,964	1,795		285,644

