

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
DUGGAN GERARD A III DUGGAN TAMI H 1227 FRANKLIN ST		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	599,400	599,400										
					0	Medium		RES LAND	1010	385,600	385,600										
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2496 Total Acres 2.008 Chapter Lan					Cyclical 1 Exemption W District Res Exem																
DUXBURY MA 02332		GIS ID F_856389_2843361					Assoc Pid#					Total 985,000 985,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
DUGGAN GERARD ALPHONSUS & TAMI				57865	239	04-28-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUGGAN GERARD A III				15146	0049	05-02-1997		Q	I	310,455		00	2023	1010	460,600	2022	1010	423,000	2021	1010	377,100
BALDWIN JOHN S INC				14537	0231	07-26-1996		U	V	100,000		1		1010	402,700		1010	332,200		1010	276,800
Total														863,300	Total	755,200	Total	653,900			
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																					
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-22-27	11-10-2022	MN	Maintenance	2,175		100		Replace 1 window.				07-09-2020	SJD	6		20	Field Review				
96	06-15-2009	RM	Remodel	25,000	06-14-2010	100		FINISH BASEMENT AREA				10-17-2018	JLF	10	1	00	Measure & Listed				
14410	03-12-1997	NC	New Construct	27,000	05-20-1998	100		20X40 FAM RM 14X24DK				04-12-2013	VGS			20	Field Review				
14265	10-18-1996	NC	New Construct	118,000	05-20-1998	100		2STRY DWEL 2CAR GAR				06-14-2010	KP		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	1.090	AC 35,000.00	0.93394	5	1.00	0050	1.000			1.0000		0.75	35,600				
Total Card Land Units					2.01	AC	Parcel Total Land Area				2.01	Total Land Value				385,600					

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1488	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			633,942
Interior Floor 2			Net Other Adj		54,991
Heat Fuel	03	Gas	Replace Cost		688,935
Heat Type	08	Radiant-Water	Year Built		1996
AC Type	01	None	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		599,400
Sq Ft Fin Bsmt	625		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	1488		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	DCK 14
	24
	BAS BSM 20
	24
FGR 24	FUS BAS BSM 28
	36

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,488	1,488	1,488	207.31	308,472
BSM	Basement	0	1,488	298	41.52	61,777
DCK	Deck	0	336	34	20.98	7,048
FGR	Garage	0	576	230	82.78	47,680
FUS	Finished Upper Story	1,008	1,008	1,008	207.31	208,965
Ttl Gross Liv / Lease Area		2,496	4,896	3,058		633,942

