

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MINAHAN DENNIS C MINAHAN DEBRA D 7 PINE BROOK WAY DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 425,100 475,900	Assessed 425,100 475,900
			0 No Sewer	0 Paved	0 Average				
		SUPPLEMENTAL DATA							
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2352 Total Acres 2.000 Chapter Lan GIS ID F_855370_2834748	Cyclical 2 Exemption W District Res Exem Assoc Pid#			Total 901,000 901,000			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MINAHAN DENNIS C		5665 0423	06-08-1984	Q	I	115,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	309,600	2022	1010	283,100
									1010	510,700		1010	324,800
									1010	900		1010	900
								Total		821,200	Total		608,800
								Total			Total		571,500

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	425,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	475,900
Special Land Value	0
Total Appraised Parcel Value	901,000
Valuation Method	C
Total Appraised Parcel Value	901,000

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
2018-265	12-10-2018	MN	Maintenance	17,383		100		REPLACE 4 DOORS	04-12-2013 09-26-2007	VGS BSB		1	20 00	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	0060	1.341		1.0000	11.74	469,400		
1	1010	Single Family	WP	Residual	0.082 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.06	3,800		
1	1010	Single Family	WP	Undevelop	1.000 AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	2,700		
Total Card Land Units					2.00 AC	Parcel Total Land Area					2.00	Total Land Value					475,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1022	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	02	Oil	Net Other Adj		514,089
Heat Type	05	Hot Water	Replace Cost		24,050
AC Type	01	None	Year Built		538,140
Bedrooms	3		Effective Year Built		1980
Full Baths	3		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		425,100
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1022		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,638	1,638	1,638	185.46	303,780
BSM	Basement	0	1,462	292	37.04	54,154
CTH	Cathedral Ceiling	0	440	44	18.55	8,160
DCK	Deck	0	876	88	18.63	16,320
FUS	Finished Upper Story	710	710	710	185.46	131,675
Ttl Gross Liv / Lease Area		2,348	5,126	2,772		514,089

