

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FLANAGAN MICHAEL JAMES & MARI 10 HALLS BROOK WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	433,000	433,000
				0	Medium			RES LAND	1010	476,100	476,100
SUPPLEMENTAL DATA						RESIDNTL	1010	53,000	53,000	905 DUXBURY, MA VISION	
Alt Prcl ID		Cyclical		2							
Scnd Home		Exemption									
Tax Class		W									
Tot Fin Area		2392		District							
Total Acres		1.060		Res Exem							
Chapter Lan											
GIS ID		F_858939_2835545		Assoc Pid#							
									Total	962,100	962,100

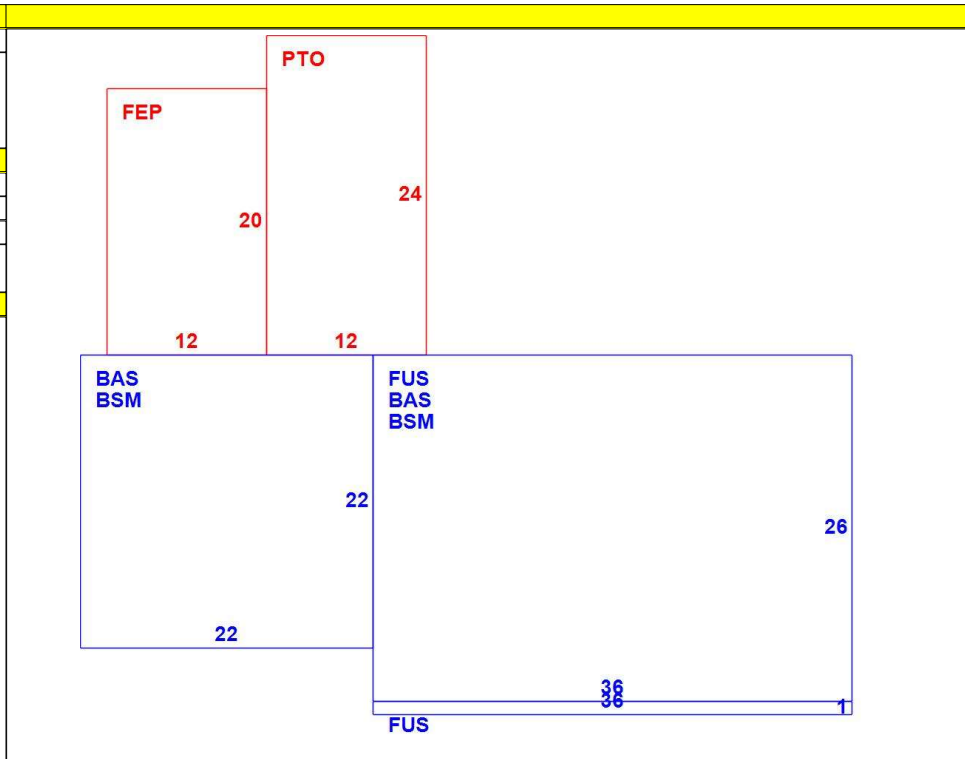
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLANAGAN MICHAEL JAMES & MARIE		54208 2	01-15-2021	U	I	755,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KLEIN PAULA 1/2 INT		47567 0218	10-06-2016	U	I	1	1A	2023	1010	329,000	2022	1010	300,900	2021	1010	281,600
KLEIN PAULA		3789 0510	06-23-1972	U	I	42,500	1		1010	511,000		1010	324,700		1010	311,300
									1010	24,900		1010	24,900		1010	42,000
									Total	864,900	Total	650,500	Total	634,900		

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 433,000				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 53,000					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 476,100					
0060								Special Land Value 0					
NOTES								Total Appraised Parcel Value 962,100					
								Valuation Method C					
								Total Appraised Parcel Value 962,100					

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
										03-03-2021	SJD	9	1	01	Measure - No Entry
										09-18-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										05-08-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.142 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	6,700
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			476,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1420				
Model	01	Residential				Bsmt Type	04				
Grade	05	Ave/Good				Unfin Area	0.00	Full			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		543,602			
Heat Fuel	03	Gas				Replace Cost		26,130			
Heat Type	05	Hot Water				Year Built		1972			
AC Type	03	Central				Effective Year Built		1997			
Bedrooms	4					Depreciation Code		G			
Full Baths	2					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	0					Depreciation %		24			
Total Rooms	9					Functional Obsol					
Bath Style	02	Average				External Obsol					
Kitchen Style	03	Modern				Trend Factor		1.000			
Extra Kitchens	0					Condition					
Fireplaces	2					Condition %					
Extra Openings	0					Percent Good		76			
Gas Fireplaces	0					Cns Sect Rcnd		433,000			
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	2					Misc Imp Ovr Comment					
Bsmt Area	1420					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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
SHD1	Shed	L	240	21.00	1980	A	70	C	1.00	3,500
SHD3	Shed - Metal	L	80	14.00	1985	F	55	D	0.50	300
PERG	PERGOLA	L	192	35.00	1985	A	70	C	1.00	4,700
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,420	1,420	1,420	191.82	272,377
BSM	Basement	0	1,420	284	38.36	54,475
FEP	Finished Enclosed Porch	0	240	144	115.09	27,621
FUS	Finished Upper Story	972	972	972	191.82	186,444
PTO	Patio	0	288	14	9.32	2,685
Ttl Gross Liv / Lease Area		2,392	4,340	2,834		543,602

