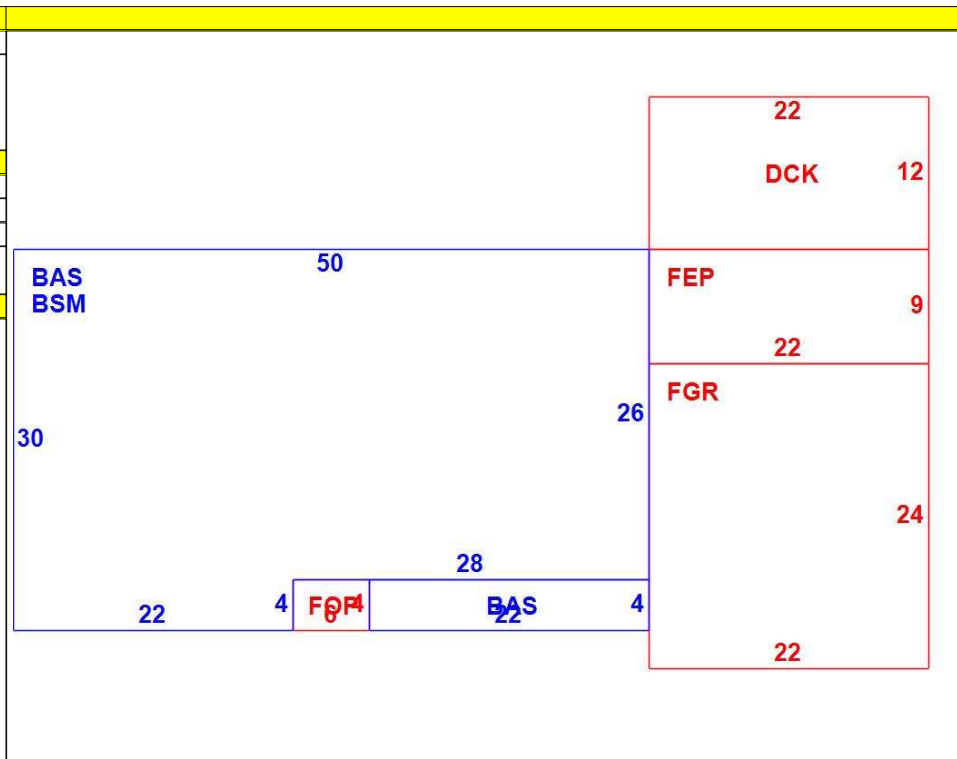


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
FLAHERTY DANIEL L FLAHERTY ANN M 10 HIDEAWAY LN DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	283,500	283,500						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1476 Total Acres 1.01 Chapter Lan GIS ID F_869564_2854404		Cyclical 3 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	591,000	591,000						
								RESIDNTL	1010	1,700	1,700						
								Total		876,200	876,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
FLAHERTY DANIEL L		20669	0319	10-05-2001		Q	I	359,900		00	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	298,000	2022	1010	259,300
													1010	634,300		1010	403,000
													1010	1,100		1010	1,100
		Total										Total	933,400	Total	663,400	Total	646,600
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										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			283,500				
0060										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			1,700				
										Appraised Land Value (Bldg)			591,000				
										Special Land Value			0				
										Total Appraised Parcel Value			876,200				
										Valuation Method			C				
										Total Appraised Parcel Value			876,200				
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		
622	11-18-2003	RM	Remodel	6,500		100		ENLARGE KIT/DIN RM		11-17-2022	SJT	10		00	Measure & Listed		
										04-12-2013	VGS			20	Field Review		
										02-05-2013	AO	6	6	30	Quality Control		
										10-07-2005	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	0060	1.341	GOLF COURSE		V125	1.2500	14.67	586,800
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07		4,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value					591,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1388	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					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			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		382,715
Heat Type	05	Hot Water	Replace Cost		16,640
AC Type	03	Central	Year Built		399,354
Bedrooms	3		Effective Year Built		1971
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		29
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	1		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		283,500
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1388		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	96	21.00	2005	G	85	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,476	1,476	1,476	181.04	267,212
BSM	Basement	0	1,388	278	36.26	50,329
DCK	Deck	0	264	26	17.83	4,707
FEP	Finished Enclosed Porch	0	198	119	108.81	21,544
FGR	Garage	0	528	211	72.35	38,199
FOP	Open Porch	0	24	4	30.17	724
Ttl Gross Liv / Lease Area		1,476	3,878	2,114		382,715

