

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GAGNON PATRICK J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
GAGNON STEPHANIE M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,022,700	1,022,700	
45 AMADO WAY		SUPPLEMENTAL DATA				RES LAND	1010	396,600	396,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3514 Total Acres .918 Chapter Lan		Cyclical 3 Exemption W District Res Exem						
GIS ID F_865180_2855555		Assoc Pid#						Total	1,419,300	1,419,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAGNON PATRICK J		41045 0229	03-01-2012	U	I	830,000	1S	Year	Code	Assessed	Year	Code	Assessed
WAIMON CHARLES E & MARGIT VON FE		35811 0047	04-03-2008	Q	I	1,130,000	00	2023	1010	787,900	2022	1010	724,400
NAJARIAN ROBERT G JR		23534 0110	11-27-2002	Q	I	800,034	00		1010	514,000	2021	1010	423,600
		Total						Total		1,301,900	Total		1,148,000
								Total			Total		1,099,500

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)	1,022,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	396,600
Special Land Value	0
Total Appraised Parcel Value	1,419,300
Valuation Method	C
Total Appraised Parcel Value	1,419,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0092			

NOTES									

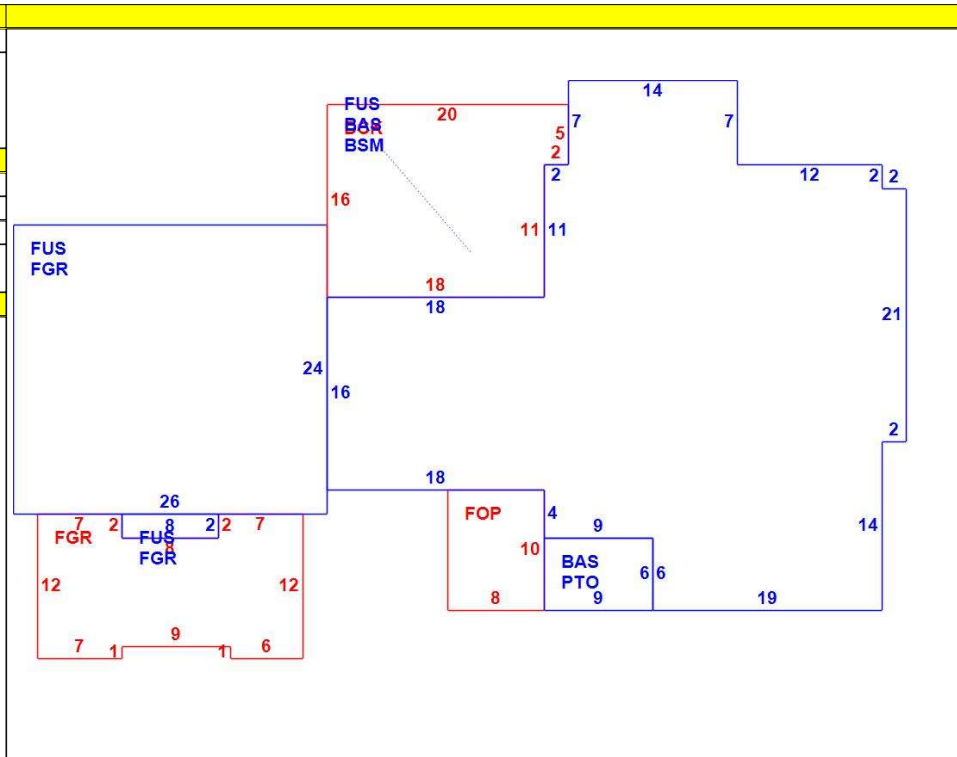
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
61	02-25-2002	NC	New Construct	300,000	12-28-2002	100		HOUSE/GARG/PORCH/DEK	11-20-2018	JLF	2		30	Quality Control
									04-12-2013	VGS			20	Field Review
									06-14-2011	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	0092	1.132		1.0000	9.91	396,200
1	0101	Single Fam			0.003 AC	35,000.00	4.00000	5	1.00	0092	1.132		1.0000	3.67	400
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			396,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1410	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	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			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1150				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1410				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	1,072,239
Replace Cost	103,265
Year Built	2002
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	1,022,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	1,464	1,464	1,464	255.72	374,376
BSM	Basement	0	1,410	282	51.14	72,113
DCK	Deck	0	298	30	25.74	7,672
FGR	Garage	0	879	352	102.40	90,014
FOP	Open Porch	0	80	12	38.36	3,069
FUS	Finished Upper Story	2,050	2,050	2,050	255.72	524,228
PTO	Patio	0	54	3	14.21	767
Ttl Gross Liv / Lease Area		3,514	6,235	4,193		1,072,239



45 AMADO WAY

