

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAVANAUGH SEAN P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CAVANAUGH LAURA E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	548,700	548,700
796 WEST ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	387,800	387,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2733 Total Acres 2.318 Chapter Lan GIS ID F_866479_2849806			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total		938,600	938,600

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAVANAUGH SEAN P	54984	156	05-17-2021	Q	I	820,000	00	Year	Code	Assessed	Year	Code	Assessed			
SEGAL LISA E	48723	0020	07-28-2017	Q	I	590,000	00	2023	1010	408,700	2022	1010	315,200			
KUCKUK JEFFREY & PAMELA	16030	0286	03-27-1998	Q	I	229,000	00		1010	410,600		1010	339,600			
									1010	1,400		1010	1,400			
								Total		820,700	Total		656,200	Total		596,000

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)	548,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	387,800
Special Land Value	0
Total Appraised Parcel Value	938,600
Valuation Method	C
Total Appraised Parcel Value	938,600

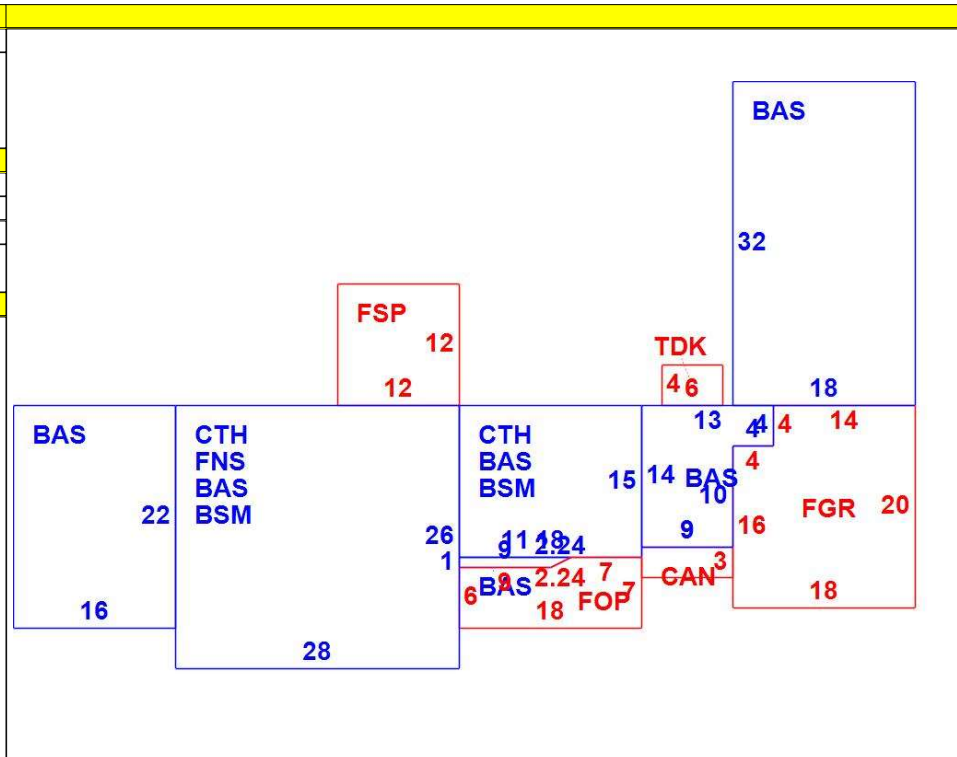
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
34	05-04-2007	MS	Miscellaneous	8,000		100		ROOF		11-17-2021	SJD	9	1	07	Measure - Info @ Door
398	09-02-1999	MN	Maintenance			100		INS&SH ROCK EXIS BRN		11-29-2017	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-29-2000	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	1.402	AC 35,000.00	0.77073	5	1.00	0050	1.000			1.0000		0.62	37,800
Total Card Land Units					2.32	AC	Parcel Total Land Area					2.32	Total Land Value				387,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	998	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			678,687
Interior Floor 2			Net Other Adj		24,795
Heat Fuel	02	Oil	Replace Cost		703,482
Heat Type	05	Hot Water	Year Built		1945
AC Type	01	None	Effective Year Built		1999
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		22
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		78
Gas Fireplaces	0		Cns Sect Rcnd		548,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	998		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	140	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,078	2,078	2,078	210.64	437,713
BSM	Basement	0	998	200	42.21	42,128
CAN	Canopy	0	27	3	23.40	632
CTH	Cathedral Ceiling	0	998	100	21.11	21,064
FGR	Garage	0	344	138	84.50	29,069
FNS	Finished 90% Story	655	728	655	189.52	137,970
FOP	Open Porch	0	116	17	30.87	3,581
FSP	Screened Porch	0	144	29	42.42	6,109
TDK	Trex Deck	0	24	2	17.55	421
Ttl Gross Liv / Lease Area		2,733	5,457	3,222		678,687

