

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
CALLAGHAN STEVEN J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
CALLAGHAN MELISSA K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	412,200	412,200	
680 WEST ST		SUPPLEMENTAL DATA			RES LAND	1010	354,100	354,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1802 Total Acres 1.034 Chapter Lan GIS ID F_867317_2848139			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
							Total	767,700	767,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CALLAGHAN STEVEN J	57122	302	08-11-2022	Q	I	845,000	00	Year	Code	Assessed	Year	Code	Assessed
RADZEVICH PAULA M	48841	0013	08-25-2017	Q	I	552,000	00	2023	1010	327,400	2022	1010	306,500
FONTAINE CHARLES E & KATHY J	12901	0302	05-25-1994	Q	I	230,000	00		1010	368,000		1010	303,300
									1010	900		1010	900
								Total	696,300	Total	610,700	Total	543,000

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)	412,200		
0050									Appraised Xf (B) Value (Bldg)	0		
								Appraised Ob (B) Value (Bldg)	1,400			
								Appraised Land Value (Bldg)	354,100			
								Special Land Value	0			
								Total Appraised Parcel Value	767,700			
								Valuation Method	C			
								Total Appraised Parcel Value	767,700			

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
29	04-13-2011	MN	Maintenance	9,250		100		RE-ROOF	11-28-2022	SJD	9		12	Property Est. - No Access
14478	05-16-1997	NC	New Construct	1,000		100		16X16 PATIO	11-29-2017	SJD	9		01	Measure - No Entry
13270	06-23-1994	NC	New Construct	2,000		100		8X12 GARDEN SHED	04-12-2013	VGS			20	Field Review
12009	08-22-1991	MN	Maintenance	5,000		100		STRIP & RESHINGLE RF	03-27-2013	AO	6	6	30	Quality Control
									06-13-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.117	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	4,100
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			354,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		467,201
Interior Floor 2			Replace Cost		41,730
Heat Fuel	03	Gas	Year Built		508,931
Heat Type	05	Hot Water	Effective Year Built		1969
AC Type	01	None	Depreciation Code		2002
Bedrooms	3		Remodel Rating		VG
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	0		Cns Sect Rcnd		412,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	800		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1024		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	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,024	1,024	1,024	198.64	203,407
BSM	Basement	0	1,024	205	39.77	40,721
FEP	Finished Enclosed Porch	0	168	101	119.42	20,063
FGR	Garage	0	528	211	79.38	41,913
FNS	Finished 90% Story	778	864	778	178.87	154,542
WDK	Deck	0	328	33	19.99	6,555
Ttl Gross Liv / Lease Area		1,802	3,936	2,352		467,201

