

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MORIARTY JAMES G JR STONE KARA SHAW 615 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	395,800	395,800	
		SUPPLEMENTAL DATA		RES LAND		1010	350,700	350,700				
Alt Prcl ID		Cyclical		3			RESIDNTL	1010	19,200	19,200		
Scnd Home		Exemption		W			Total		765,700	765,700		
Tax Class T		District		Res Exem								
Tot Fin Area 1340		Assoc Pid#										
Total Acres .920												
Chapter Lan												
GIS ID F_863016_2849027												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MORIARTY JAMES G JR	52213	339	01-10-2020	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed
MAUNEY JOSHUA R	43501	0291	08-16-2013	Q	I	423,500	00	2023	1010	322,300	2022	1010	295,600
BANNIGAN CORNELIA M & PETER	33473	0269	11-29-2006	U	I	100	1F		1010	364,700		1010	300,600
BANNIGAN CORNELIA M	29671	0027	12-15-2004	U	I	385,000	1A		1010	14,800		1010	14,800
MCDONOUGH TERENCE M	20733	0065	10-19-2001	Q	I	274,500	00	Total		701,800	Total		611,000
								Total		515,900	Total		515,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES	
3 ROOMS LOWER LEVEL 3RD BEDROOM IN LOWER LEVEL	

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
BPO-23-288	09-19-2023	NC	New Construct	25,001		0		CONSTRUCT 21/12 NEW DECK	04-07-2021	SJD	9	1	07	Measure - Info @ Door
155	10-05-2010	MN	Maintenance	1,629		100		1 RPL WINDOW	05-05-2020	SJD	9		20	Field Review
74	07-16-2007	MN	Maintenance	8,969		100		8 REPL WINDOWS	11-02-2015	JLF	10		01	Measure - No Entry
356	10-05-2006	AD	Addition	19,000		100		14X15 1 STY ADD	04-02-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									06-12-2007	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	40,076	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		350,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			439,884
Interior Floor 2			Net Other Adj		48,720
Heat Fuel	02	Oil	Replace Cost		488,605
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		2002
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnld		395,800
Sq Ft Fin Bsmt	792		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1100		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
FGR1	Garage - 1 Sto	L	528	52.00	1980	A	70	C	1.00	19,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	259.83	348,166
BSM	Basement	0	1,100	220	51.97	57,162
FEP	Finished Enclosed Porch	0	180	108	155.90	28,061
PTO	Patio	0	424	21	12.87	5,456
WDK	Deck	0	42	4	24.75	1,039
Ttl Gross Liv / Lease Area		1,340	3,086	1,693		439,884

