

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
DUGAN PATRICK 89 S RIVER LN E DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	527,900						
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	527,900	527,900	504,600						
		0		0	Medium			RES LAND	1010	504,600	504,600							
SUPPLEMENTAL DATA												VISION						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2152 Total Acres 1.668 Chapter Lan GIS ID F_864738_2848458				Cyclical 4 Exemption W District Res Exem Assoc Pid#				Total		1,032,500	1,032,500							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
DUGAN PATRICK			48578	0049	06-23-2017		Q	I	655,100		00	Year	Code	Assessed	Year	Code	Assessed	
LEACH WAYNE D & LEACH MARY ANNE			9022	0013	03-07-1989		Q	I	269,000		00	2023	1010	402,600	2022	1010	368,700	
													1010	541,600		1010	344,100	
			Total									Total		944,200	Total		712,800	
												Total			Total		674,400	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						
				Total		0.00							527,900					
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg)						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg)								
0060										Appraised Land Value (Bldg)								
NOTES												Appraised Land Value						
												Special Land Value						
												Total Appraised Parcel Value						
												Valuation Method						
												C						
												Total Appraised Parcel Value						
												1,032,500						
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	
2019-65	03-04-2019	RM	Remodel	28,300	06-01-2020	100		FINISH ATTICE SPACE TO INCL				06-01-2020	SJT	5		20	Field Review	
328	10-16-2007	RM	Remodel	3,500	05-27-2008	100		CABINETS,RMV B WALL				09-12-2018	SJD	6		20	Field Review	
											11-27-2017	SJD	9	1	07	Measure - Info @ Door		
											04-12-2013	VGS			20	Field Review		
											05-27-2008	K-B		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			1.0000	11.74	469,400	
1	1010	Single Family	WP	Residual	0.750	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	35,200	
Total Card Land Units					1.67	AC	Parcel Total Land Area					1.67	Total Land Value					504,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
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			607,291
Interior Floor 2			Net Other Adj		36,540
Heat Fuel	02	Oil	Replace Cost		643,831
Heat Type	05	Hot Water	Year Built		1987
AC Type	06	Partial	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	8		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		82
Gas Fireplaces	0		Cns Sect Rcnld		527,900
Sq Ft Fin Bsmt	260		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1144		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	1,144	1,144	1,144	207.41	237,275
BSM	Basement	0	1,144	229	41.52	47,496
CTH	Cathedral Ceiling	0	240	24	20.74	4,978
DCK	Deck	0	194	19	20.31	3,941
FHS	Finished Half Story	504	1,008	504	103.70	104,534
FUS	Finished Upper Story	1,008	1,008	1,008	207.41	209,067
Ttl Gross Liv / Lease Area		2,656	4,738	2,928		607,291

