

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HARTIGAN ROBERT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
27 HIDDEN ACRES DR			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	400,100	400,100
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	492,900	492,900
Alt Prcl ID		Cyclical 3							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2068		District							
Total Acres 1.058		Res Exem							
Chapter Lan									
GIS ID F_868505_2849711		Assoc Pid#							
Total								893,000	893,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HARTIGAN ROBERT	55522	22	08-23-2021	Q	I	810,000	00	Year	Code	Assessed	Year	Code	Assessed		
CASHAVELLY GARY	11819	0339	04-30-1993	Q	I	240,000	00	2023	1010	303,900	2022	1010	275,300		
CULLY MICHAEL G	5602	0442	03-29-1984	Q	I	137,900	00		1010	481,500	2021	1010	406,400		
Total								785,400		Total		681,700		Total	616,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	400,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	492,900		
Special Land Value	0		
Total Appraised Parcel Value	893,000		
Valuation Method	C		
Total Appraised Parcel Value	893,000		

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
2017-297	09-19-2017	BP	Bldg Permit	8,040	08-21-2018	100		REMOVE 32' TRIANGLE OF EXIS	11-17-2021	SJD	9	1	07	Measure - Info @ Door
2016-36	03-10-2016	MN	Maintenance	2,965		100		REPLACE 1 DOOR	08-21-2018	JLF	5	1	07	Measure - Info @ Door
2012-306	11-21-2012	RM	REMODEL	6,800	08-14-2013	100		REMODEL 2ND FLOOR BATHR	08-14-2013	BH			01	Measure - No Entry
91	07-26-2006	MN	Maintenance	8,660	08-14-2013	100		15 WINDOWS	05-28-2013	SJD	1	1	00	Measure & Listed
33	04-20-2006	MN	Maintenance	2,945	08-14-2013	100		5 REPL WINDOWS	04-12-2013	VGS			20	Field Review
									06-19-2007	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	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.137	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	6,700
Total Card Land Units					1.06	AC	Parcel Total Land Area				1.06	Total Land Value			492,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	946	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil	Net Other Adj		523,274
Heat Type	05	Hot Water	Replace Cost		24,795
AC Type	01	None	Year Built		548,069
Bedrooms	3		Effective Year Built		1978
Full Baths	2		Depreciation Code		1994
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		400,100
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	946		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	1,156	1,156	1,156	224.68	259,727
BSM	Basement	0	946	189	44.89	42,464
CTH	Cathedral Ceiling	0	320	32	22.47	7,190
DCK	Deck	0	356	36	22.72	8,088
FUS	Finished Upper Story	912	912	912	224.68	204,906
WDK	Deck	0	40	4	22.47	899
Ttl Gross Liv / Lease Area		2,068	3,730	2,329		523,274

