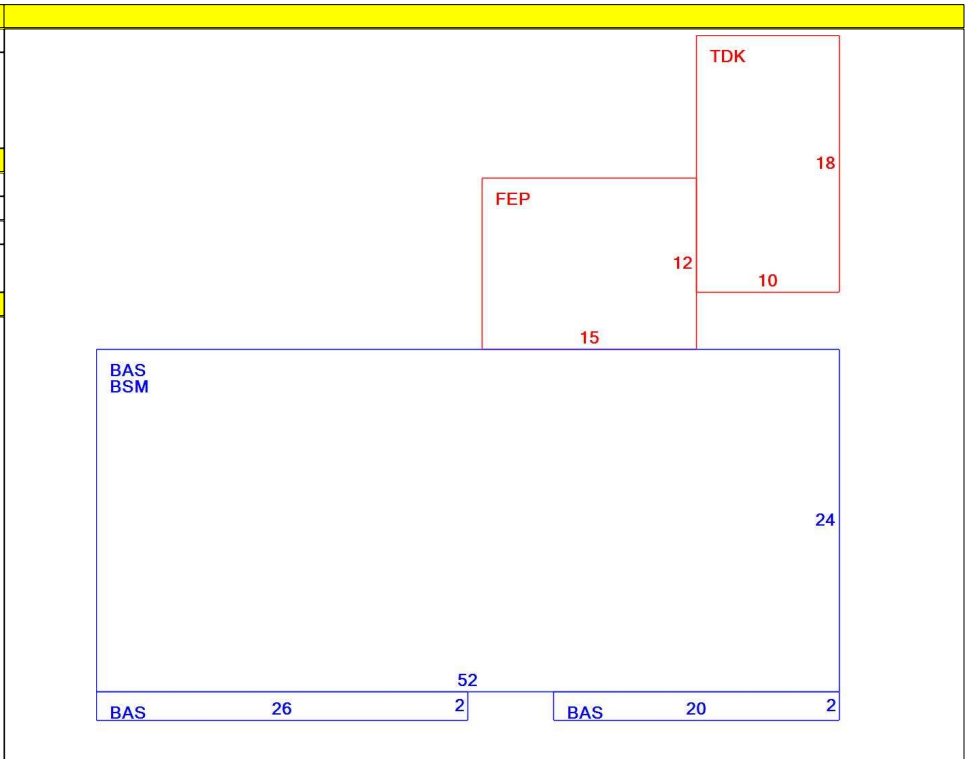


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
MEEHAN BRIAN R MEEHAN LAURAA 6 WOODLAND WAY				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed									
										RESIDNTL	1010	317,300	317,300	VISION								
										RES LAND	1010	475,700	475,700									
										RESIDNTL	1010	8,700	8,700									
SUPPLEMENTAL DATA										Total				801,700	801,700							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1340 Total Acres 1.20 Chapter Lan		Cyclical 3 Exemption W District Res Exem		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MEEHAN BRIAN R		56175 324		12-15-2021		Q		I		779,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KIRBY ARTHUR G		39979 0252		05-31-2011		Q		I		423,000		00		2023	1010	307,100	2022	1010	252,100	2021	1010	221,100
KULCHAR COLEEN		36340 0251		09-09-2008		Q		I		415,000		00			1010	464,600		1010	392,000		1010	354,600
ADORNA JEREMY C		34025 0003		01-26-2007		Q		I		440,000		00			1010	6,300						
										Total		778,000	Total		644,100	Total		575,700				
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														
0070																						
NOTES										Appraised Bldg. Value (Card) 317,300												
										Appraised Xf (B) Value (Bldg) 0												
										Appraised Ob (B) Value (Bldg) 8,700												
										Appraised Land Value (Bldg) 475,700												
										Special Land Value 0												
										Total Appraised Parcel Value 801,700												
										Valuation Method C												
										Total Appraised Parcel Value 801,700												
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							
QPO-23-50	03-06-2023	MN	Maintenance	5,000		100	03-06-2023	WEATHERIZAITON/AIR SEALIN		04-05-2022	SJD	9	1	07	Measure - Info @ Door							
QPO-21-19	08-04-2021	MN	Maintenance	9,350		100	08-04-2021	Re-Roof		04-25-2017	SJD	0	1	00	Measure & Listed							
2015-27	03-31-2015	MN	Maintenance	3,900		100		REPLACE 1 WINDOW		05-05-2014	JLF	5	1	07	Measure - Info @ Door							
2014-62	05-02-2014	MN	Maintenance	3,000		100		REPLACE DOOR		04-12-2013	VGS			20	Field Review							
2013-141	06-28-2013	NC	New Construct	52,000	05-05-2014	100		CONVERT EXISTING DECK TO		06-15-2011	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			TP95	0.9500	11.55	461,900					
1	1010	Single Family	RC	Residual	0.284	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	13,800					
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value					475,700				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	08	Raised Ranch	Bsmt Area	1248					
Model	01	Residential	Bsmt Type	04					
Grade	05	Ave/Good	Unfin Area	0.00	Full				
Stories	1								
Occupancy	1								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2									
Roof Structure	03	Gable							
Roof Cover	03	Asphalt							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	20	Laminate Wood							
Interior Floor 2	14	Carpet							
Heat Fuel	02	Oil							
Heat Type	05	Hot Water							
AC Type	03	Central							
Bedrooms	3								
Full Baths	2								
Half Baths	0								
Extra Fixtures	1								
Total Rooms	6								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	1								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	600								
FBM Quality	03	Average							
Foundation	06	Poured Conc							
Bsmt Garage	2								
Bsmt Area	1248								

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			360,921	
Replace Cost			401,611	
Year Built			1978	
Effective Year Built			2000	
Depreciation Code			G	
Remodel Rating				
Year Remodeled				
Depreciation %			21	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			79	
Cns Sect Rcnld			317,300	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

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	210.33	281,838
BSM	Basement	0	1,248	250	42.13	52,582
FEP	Finished Enclosed Porch	0	180	108	126.20	22,715
TDK	Trex Deck	0	180	18	21.03	3,786
Ttl Gross Liv / Lease Area		1,340	2,948	1,716		360,921

