

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEAHY TIMOTHY J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
LEAHY JENNIFER D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	719,800	719,800	
29 BOXWOOD LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	373,500	373,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3564 Total Acres 1.588 Chapter Lan GIS ID F_869347_2847119			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	140,400	140,400	
						Total		1,233,700	1,233,700	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEAHY TIMOTHY J		44590 0280	07-31-2014	Q	I	680,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CLOUGH DONNA H & WAYNE TT		39718 0287	03-04-2011	U	I	10	1A	2023	1010	549,100	2022	1010	503,000	2021	1010	427,700
CLOUGH DONNA H		18774 0002	08-09-2000	Q	I	617,500	00		1010	388,400		1010	320,100		1010	266,800
MCCAFFERTY THOMAS H		4859 0315	08-06-1980	U	I	98,500	1		1010	104,100		1010	104,100		1010	100,100
						Total		1,041,600	Total		927,200	Total		794,600		

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
0050				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	719,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	140,400
Appraised Land Value (Bldg)	373,500
Special Land Value	0
Total Appraised Parcel Value	1,233,700
Valuation Method	C
Total Appraised Parcel Value	1,233,700

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-20-19	01-05-2021	MN	Maintenance	20,000		100		Refurbish Master Bathroom	05-05-2020	SJT	5		20	Field Review
BP-19-315	11-08-2019	BP		61,525	05-05-2020	100		Install an Inground Vinyl Lined P	09-10-2018	SJD			20	Field Review
2015-146	05-29-2015	MS	Miscellaneous	46,000	07-09-2015	100		INSTALL ROOF TOP SOLAR, FL	07-09-2015	SJD	9	1	01	Measure - No Entry
2015-60	04-21-2015	MN	Maintenance	3,500	07-09-2015	100		REPLACE WOOD SIDING	04-12-2013	VGS			20	Field Review
13018	11-17-1993	AD	Addition	5,000	01-01-1994	100		8X15DCK/12X16SHED	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.670 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0043	0.81	23,500
Total Card Land Units					1.59 AC	Parcel Total Land Area					1.59	Total Land Value			373,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1780	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			779,527
Interior Floor 2			Net Other Adj		47,850
Heat Fuel	03	Gas	Replace Cost		827,377
Heat Type	05	Hot Water	Year Built		1980
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		719,800
Sq Ft Fin Bsmt	452		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1780		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
TEN	Tennis Court	L	1	48500.00	1986	A	70	C	1.00	17,000
SHD1	Shed	L	192	21.00	2000	A	70	B	1.50	4,200
SLR	Solar Panels	L	30	1050.00	2015	E	100	C	1.00	0
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400
SPL2	Ing Pool-Good	L	600	89.00	2020	E	100	A	2.00	106,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,124	2,124	2,124	198.40	421,409
BSM	Basement	0	1,760	352	39.68	69,838
CTH	Cathedral Ceiling	0	140	14	19.84	2,778
FUS	Finished Upper Story	1,398	1,398	1,398	198.40	277,368
PTO	Patio	0	566	28	9.82	5,555
WDK	Deck	0	128	13	20.15	2,579
Ttl Gross Liv / Lease Area		3,522	6,116	3,929		779,527

