

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MONAHAN ABRAHAM P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
FISETTE ALISHA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	320,800	320,800	
614 CHANDLER ST		SUPPLEMENTAL DATA				RES LAND	1010	495,300	495,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2008 Total Acres 3.768 Chapter Lan GIS ID F_865664_2845143				RESIDNTL	1010	76,600	76,600	
						Total		892,700	892,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MONAHAN ABRAHAM P	47884	0331	12-15-2016	Q	I	569,000	00	Year	Code	Assessed	Year	Code	Assessed
MILLIKEN DAVID G	38143	0121	01-15-2010	Q	I	547,000	00	2023	1010	284,200	2022	1010	259,800
HINES LESLIE	34447	0349	04-27-2007	U	I	1	1F		1010	515,400		1010	428,000
PLACE JOSIAH R	32500	0054	04-11-2006	U	I	1	1F		1010	43,600		1010	43,600
PLACE JOSIAH R	30722	0261	06-15-2005	Q	I	675,000	00	Total		843,200	Total		731,400
								Total		655,800	Total		655,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										320,800			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										76,600			
Appraised Land Value (Bldg)										495,300			
Special Land Value										0			
Total Appraised Parcel Value										892,700			
Valuation Method										C			
Total Appraised Parcel Value										892,700			

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
2017-61	03-08-2017	RM	Remodel	33,300	08-22-2018	100		EXISTING KITCHEN AND 1ST F	08-22-2018	JLF	5		12	Property Estimated - No Ac
15039	08-03-1998	NC	New Construct	4,000	05-29-1999	100		10X30 DECK	01-19-2017	SJD	9	1	00	Measure & Listed
14875	04-03-1998	NC	New Construct	11,000	05-29-1999	100		16X28 GUNITE POOL HT	04-12-2013	VGS			20	Field Review
14614	07-31-1997	AD	Addition	25,000	05-28-1999	100		2 STRY ADD/DCK/ENTRY	12-11-2009	KP		1	00	Measure & Listed
14405	03-07-1997	RM	Remodel	6,000	04-03-1998	100		FINISH 2ND FLR O GAR						
14267	10-29-1996	NC	New Construct	16,000	08-06-1997	100		24X26 DET 2-STRY GAR						

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	32,670	SF 10.28	1.00000	5	1.00	0050	1.000	POND FRONT	W140	1.4000	470,100	
1	1010	Single Family	PD	Residual	0.580	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	20,300	
1	1010	Single Family	PD	Undevelop	2.440	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	4,900	
Total Card Land Units					3.77	AC	Parcel Total Land Area					3.77	Total Land Value			495,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1432	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			367,858
Interior Floor 2			Net Other Adj		71,630
Heat Fuel	03	Gas	Replace Cost		439,487
Heat Type	05	Hot Water	Year Built		1980
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		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	1		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		320,800
Sq Ft Fin Bsmt	1288		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	1432		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
FGR5	Garage - 2 Sto	L	1,092	91.00	1996	F	55	C	1.00	54,700
SPL2	Ing Pool-Good	L	448	89.00	1998	F	55	C	1.00	21,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	44	4	15.45	680
BAS	First Floor	1,432	1,432	1,432	169.91	243,313
BSM	Basement	0	1,432	286	33.93	48,595
CTH	Cathedral Ceiling	0	420	42	16.99	7,136
FEP	Finished Enclosed Porch	0	70	42	101.95	7,136
FSP	Screened Porch	0	180	36	33.98	6,117
FUS	Finished Upper Story	96	96	96	169.91	16,311
TQS	Three Quarter Story	203	270	203	127.75	34,492
WDK	Deck	0	241	24	16.92	4,078
Ttl Gross Liv / Lease Area		1,731	4,185	2,165		367,858

