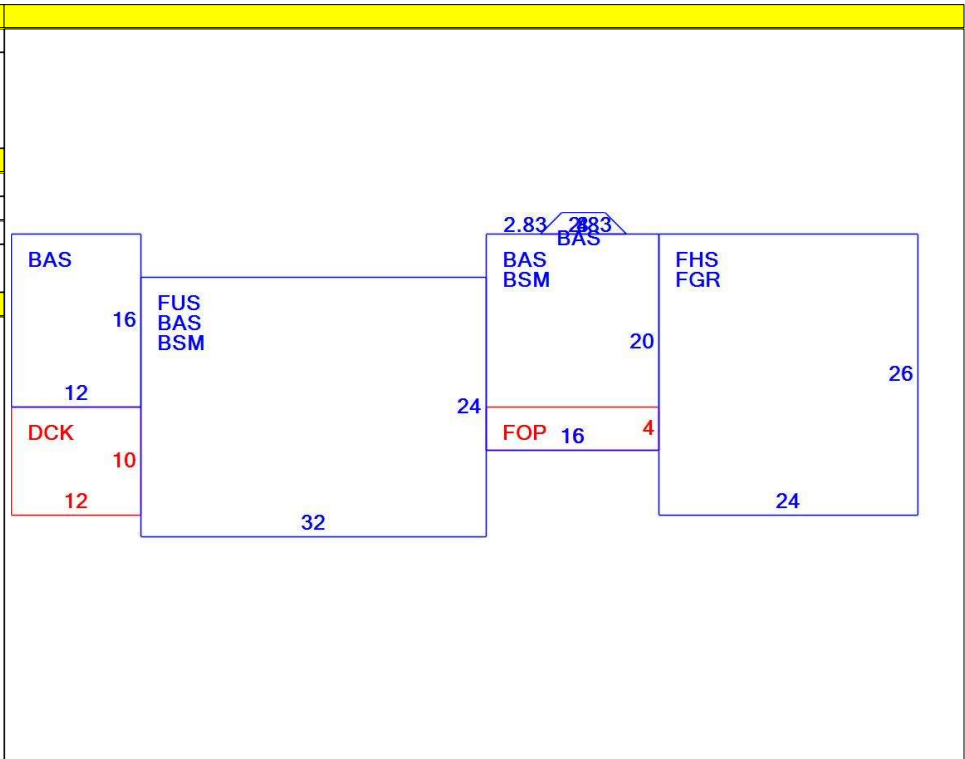


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
MONAHAN MICHELLE M NELSON JOHN J 359 EAST ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed				VISION							
		0	Septic	0	Paved	0	Average	RESIDENTL		1010	384,000	384,000											
								RES LAND		1010	318,200	318,200											
SUPPLEMENTAL DATA																							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2502 Total Acres .54 Chapter Lan GIS ID F_868327_2840174						Cyclical 4 Exemption W District Res Exem Assoc Pid#						Total		702,200	702,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MONAHAN MICHELLE M				12520	0039	12-22-1993		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
												2023	1010	289,800	2022	1010	264,300	2021	1010	236,600			
													1010	330,600		1010	274,900		1010	222,300			
				Total								Total		620,400	Total		539,200	Total		458,900			
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										APPRAISED VALUE SUMMARY							
														Appraised Bldg. Value (Card)				384,000					
														Appraised Xf (B) Value (Bldg)				0					
														Appraised Ob (B) Value (Bldg)				0					
														Appraised Land Value (Bldg)				318,200					
														Special Land Value				0					
														Total Appraised Parcel Value				702,200					
														Valuation Method				C					
														Total Appraised Parcel Value				702,200					
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					
13193	05-11-1994	AD	Addition	34,000	05-08-1998	100		16X16 1ST,ATT GAR,PC					04-12-2013	VGS			20	Field Review					
											10-23-2007	BSB			01	Measure - No Entry							
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	23,522 SF	13.53	1.00000	5	1.00	0050	1.000				1.0000		13.53	318,200					
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value					318,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1088	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		527,134
Interior Floor 2			Replace Cost		13,650
Heat Fuel	03	Gas	Year Built		540,785
Heat Type	04	Forced Air-Duc	Effective Year Built		1969
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		384,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1088		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	1,292	1,292	1,292	184.18	237,966	
BSM	Basement	0	1,088	218	36.90	40,152	
DCK	Deck	0	120	12	18.42	2,210	
FGR	Garage	0	624	250	73.79	46,046	
FHS	Finished Half Story	312	624	312	92.09	57,465	
FOP	Open Porch	0	64	10	28.78	1,842	
FUS	Finished Upper Story	768	768	768	184.18	141,453	
Ttl Gross Liv / Lease Area		2,372	4,580	2,862		527,134	

