

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
UNGER JENNIFER A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MATHESON CHRISTOPHER A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	650,300	650,300	
9 GARDNER RD		SUPPLEMENTAL DATA			RES LAND	1010	470,000	470,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2672 Total Acres .930 Chapter Lan GIS ID F_865930_2838805			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		1,121,700	1,121,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
UNGER JENNIFER A	55473	217	08-13-2021	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
MCLAUGHLIN STEPHEN	48604	0176	06-29-2017	Q	I	710,000	00	2023	1010	496,800	2022	1010	479,100
MCAULEY THOMAS J & SINEAD B	32966	0274	06-30-2006	Q	I	740,000	00		1010	504,400		1010	320,400
MOHRMAN, MORGAN &	10058	0276	06-30-1993	Q	I	270,000	00		1010	900		1010	900
MOHRMAN, MORGAN &	10058	0276	12-04-1990	Q	I	245,000	00	Total		1,002,100	Total		800,400
								Total			Total		746,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 650,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES											
<p>Appraised Land Value (Bldg) 470,000</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,121,700</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,121,700</p>											

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
234	06-19-2018	MN		26,500		100		REPLACE DECK WITH A 34' X1	05-26-2022	SJD	9	1	07	Measure - Info @ Door
14981	06-18-1998	NC	New Construct	3,000		100		12X16 DECK	07-24-2019	SJT	5		12	Property Est. - No Access
14894	04-24-1998	NC	New Construct	20,000	01-01-1999	100		16X16 3 SEASON RM	11-29-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									08-14-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.013 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	600
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			470,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			743,541
Interior Floor 2			Net Other Adj		49,525
Heat Fuel	02	Oil	Replace Cost		793,067
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	9		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	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		650,300
Sq Ft Fin Bsmt	448		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	1520		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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,664	1,664	1,664	242.99	404,331
BSM	Basement	0	1,520	304	48.60	73,868
CTH	Cathedral Ceiling	0	360	36	24.30	8,748
DCK	Deck	0	476	48	24.50	11,663
FUS	Finished Upper Story	1,008	1,008	1,008	242.99	244,931
Ttl Gross Liv / Lease Area		2,672	5,028	3,060		743,541

