

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MONAGHAN JAMES		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
MONAGHAN CHRISTINE		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	581,200	581,200
95 PINE LAKE RD				0	Medium			RES LAND	1010	461,100	461,100
SUPPLEMENTAL DATA											
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2652 Total Acres .696 Chapter Lan			Cyclical 6 Exemption W District Res Exem					
GIS ID		F_867202_2836613		Assoc Pid#		Total			1,042,300		1,042,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MONAGHAN JAMES		53038 283	07-07-2020	U	I	635,000	1	Year	Code	Assessed	Year	Code	Assessed
WALL PETER J		5584 0159	03-02-1984	U	I	166,500	1	2023	1010	443,900	2022	1010	422,000
									1010	450,900	2021	1010	381,500
								Total		894,800	Total		803,500
								Total			Total		698,200

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	581,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	461,100
Special Land Value	0
Total Appraised Parcel Value	1,042,300
Valuation Method	C
Total Appraised Parcel Value	1,042,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES											

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
BPO-22-324	01-12-2023	RM	Remodel	24,500	06-29-2023	100		REMDL 16X12 3 SEASON RM			09-27-2022	SJT	5		01	Measure - No Entry
BPO-22-137	05-18-2022	MN	Maintenance	20,000	09-27-2022	100		PLAN AZ-044 430 SF DECK RE			04-21-2021	SJD	9	1	00	Measure & Listed
BPO-20-135	08-10-2020	MN	Maintenance	8,700		100	09-18-2020	Remove 2 interior walls. Remov			11-25-2020	SJT	10		20	Field Review
2013-50	03-27-2013	RM	Remodel	63,000	07-23-2013	100		REMODEL KITCHEN & 2 EXISTI			07-23-2013	BH			00	Measure & Listed
12767	05-03-1993	AD	Addition	5,400	10-28-1994	100		ADD 12X30 DECK - RH			04-12-2013	VGS			20	Field Review
											09-25-2007	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	PD	Primary	30,300 SF	10.96	1.00000	5	1.00	0070	1.389			1.0000	15.22	461,100
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			461,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1560		
Model	01	Residential		Bsmt Type	04		
Grade	07	Very Good		Unfin Area	0.00	Full	
Stories	2			CONDO DATA			
Occupancy	1			Parcel Id		C	Own
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2	11	Clapboard		Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		COST / MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		690,407	
Heat Fuel	03	Gas		Replace Cost		45,280	
Heat Type	05	Hot Water		Year Built		735,688	
AC Type	01	None		Effective Year Built		1983	
Bedrooms	4			Depreciation Code		2000	
Full Baths	2			Remodel Rating		G	
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Depreciation %		21	
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	0			Percent Good		79	
Gas Fireplaces	0			Cns Sect Rcnld		581,200	
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	1560			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,560	1,560	1,560	221.07	344,872	
BSM	Basement	0	1,560	312	44.21	68,974	
DCK	Deck	0	442	44	22.01	9,727	
FEP	Finished Enclosed Porch	0	192	115	132.41	25,423	
FUS	Finished Upper Story	1,092	1,092	1,092	221.07	241,411	
Ttl Gross Liv / Lease Area		2,652	4,846	3,123		690,407	

