

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
HOURIHAN ERIN HOURIHAN MICHAEL 199 SOUTH ST DUXBURY MA 02332	1 Level	0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 586,300 586,300 RES LAND 1010 356,700 356,700 RESIDNTL 1010 1,400 1,400	
		0 No Sewer	0 Paved	0 Average						
	SUPPLEMENTAL DATA									
Alt Prcl ID		Scnd Home		Cyclical 2						
Tax Class T		Tot Fin Area 2934		Exemption W						
Total Acres 1.108		Chapter Lan		District						
GIS ID F_864808_2835444				Res Exem						
				Assoc Pid#						
						Total	944,400	944,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
HOURIHAN ERIN SAIA PAULA	53590 182	10-08-2020	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed
	9306 0058	08-18-1989	Q	I	199,000	00	2023	1010	460,100	2022	1010	420,200
								1010	370,900		1010	305,700
								1010	900		1010	900
						Total	831,900	Total	726,800	Total	588,900	

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									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0050					Appraised Bldg. Value (Card)	586,300	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	1,400	
					Appraised Land Value (Bldg)	356,700	
					Special Land Value	0	
					Total Appraised Parcel Value	944,400	
					Valuation Method	C	
					Total Appraised Parcel Value	944,400	

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
124	07-14-2009	AD	Addition	46,500	09-07-2010	100		10X32.51LVL,4X10CPOR	04-14-2021	SJD	9	1	07	Measure - Info @ Door
182	05-16-2002	RM	Remodel	25,000	03-11-2004	100		BDROOM OVR GARAGE	04-12-2013	VGS			20	Field Review
13908	11-24-1995	NC	New Construct	40,000	05-28-1996	100		2-ST ADD,4'X16' PRCH	02-13-2013	AO	6	6	30	Quality Control
									09-07-2010	KP		4	09	Total Refusal

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.190	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0152	0.81	6,700
Total Card Land Units					1.11	AC	Parcel Total Land Area			1.11	Total Land Value			356,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1344	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	03	Gable	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			690,154
Interior Floor 2			Net Other Adj		24,795
Heat Fuel	02	Oil	Replace Cost		714,950
Heat Type	05	Hot Water	Year Built		1989
AC Type	01	None	Effective Year Built		2003
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnld		586,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1344		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	2005	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	24	2	16.31	391
BAS	First Floor	1,344	1,344	1,344	195.68	262,991
BSM	Basement	0	1,344	269	39.16	52,637
CTH	Cathedral Ceiling	0	336	34	19.80	6,653
FAT	Finished Attic	187	624	187	58.64	36,592
FGR	Garage	0	550	220	78.27	43,049
FOP	Open Porch	0	104	16	30.10	3,131
FUS	Finished Upper Story	1,444	1,444	1,444	195.68	282,558
PTO	Patio	0	229	11	9.40	2,152
Ttl Gross Liv / Lease Area		2,975	5,999	3,527		690,154

