

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAHILL MATTHEW E			0 Water	0 Arterial	0 Fair	Description	Code	Appraised	Assessed	905 DUXBURY, MA
NEGRON NATASSA			0 Septic	0 Paved	0 Average	RESIDNTL	1010	276,300	276,300	
188 CHURCH ST				0 Heavy		RES LAND	1010	467,100	467,100	
SUPPLEMENTAL DATA										
Alt Prcl ID				Cyclical		5				
Scnd Home				Exemption						
Tax Class T				W						
Tot Fin Area 1331				District						
Total Acres .9				Res Exem						
Chapter Lan				Assoc Pid#						
GIS ID F_873023_2847717										
Total								743,400	743,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CAHILL MATTHEW E		40056 0099	06-24-2011	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	207,100	2022	1010	173,300
									1010	501,500		1010	319,100
								Total		708,600	Total		492,400
								Total			Total		480,200

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) 276,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

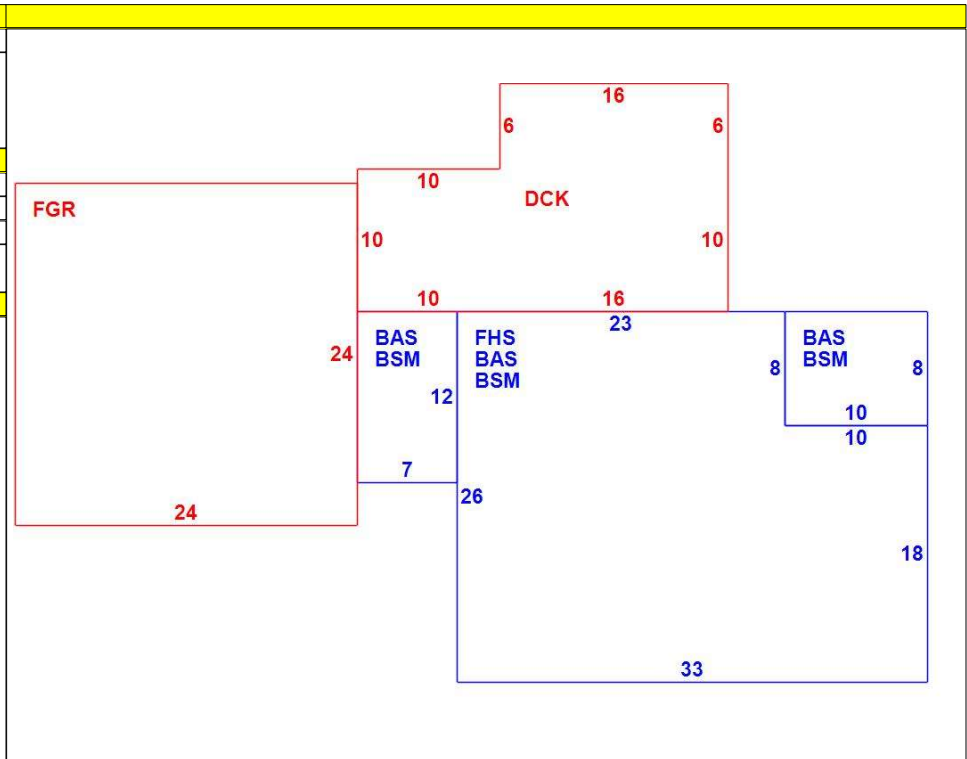
NOTES											
										Total Appraised Parcel Value	743,400
										Valuation Method	C
										Total Appraised Parcel Value	743,400

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
BP-19-420	12-24-2019	RM		11,500		100		REMODEL BATHROOM	09-20-2019	SJT	10		00	Measure & Listed
12046	09-30-1991	AD	Addition	8,500	10-04-1995	100		2ND STY DORMERS/BATH	04-12-2013	VGS			20	Field Review
									04-06-2011	KP			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	39,204 SF	8.89	1.00000	5	1.00	0060	1.341		1.0000	11.91	467,100	
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			467,100

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	942	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1.5				
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			368,366
Interior Floor 2			Net Other Adj		20,729
Heat Fuel	02	Oil	Replace Cost		389,095
Heat Type	05	Hot Water	Year Built		1968
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		276,300
Sq Ft Fin Bsmt	169		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	942		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	942	942	942	206.37	194,398	
BSM	Basement	0	942	188	41.19	38,797	
DCK	Deck	0	356	36	20.87	7,429	
FGR	Garage	0	576	230	82.40	47,465	
FHS	Finished Half Story	389	778	389	103.18	80,277	
Ttl Gross Liv / Lease Area		1,331	3,594	1,785		368,366	

