

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FLAHERTY MARTIN & KATHLEEN T T KM FLAHERTY FAMILY TRUST 39 CARR RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	241,400	241,400
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1090	469,900	469,900
Alt Prcl ID		Cyclical		3		RESIDNTL	1090	24,600	24,600	905 DUXBURY, MA VISION	
Scnd Home		Exemption									
Tax Class T		District									
Total Acres .928		Res Exem									
Chapter Lan		Assoc Pid#									
GIS ID F_870027_2853608						Total 735,900 735,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLAHERTY MARTIN & KATHLEEN T T		LCC 134489	09-16-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FLAHERTY MARTIN		LCC 124269	10-21-2016	Q	I	450,000	00	2023	1090	198,300	2022	1090	180,000
DOHENY MICHAEL & SABINE & MICHON		LCC 100123	10-18-2001	U	I	1	1F		1090	504,300		1090	320,400
DOHENY MICHAEL		LCC 99567	07-03-2001	Q	I	300,000	00		1090	13,500		1090	13,500
		Total						716,100		Total		513,900	
								Total		Total		491,900	

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			
Total			0.00									
								Appraised Bldg. Value (Card) 241,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 24,600				
								Appraised Land Value (Bldg) 469,900				
								Special Land Value 0				
								Total Appraised Parcel Value 735,900				
								Valuation Method C				
								Total Appraised Parcel Value 735,900				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QP-19-298	11-25-2019	MN		5,900		100	12-10-2019	REPL 9 WINDOWS		11-21-2016	JLF	9	1	00	Measure & Listed
QP-19-261	10-21-2019	MS		3,188		100	12-10-2019	INSULATION		04-12-2013	VGS			20	Field Review
2014-184	09-16-2014	MN	Maintenance	10,000		100		REPLACE 8 WINDOWS		10-31-2007	BSB		1	00	Measure & Listed
11348	08-25-1989	NC	New Construct		01-01-1993	100		STORAGE BLDG.							

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
1	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341				1.0000	11.74	469,400			
1	1090	Multi Houses	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.15	500			
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			469,900					

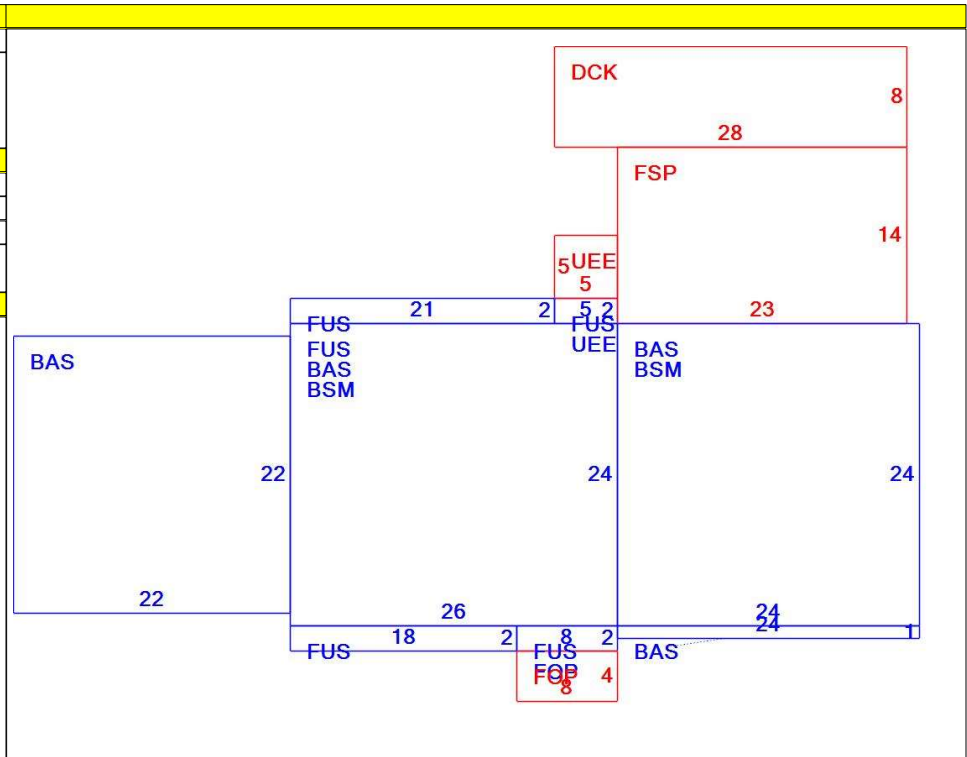
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	624	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			393,985
Interior Floor 2			Net Other Adj		32,100
Heat Fuel	03	Gas	Replace Cost		426,084
Heat Type	05	Hot Water	Year Built		1964
AC Type	01	None	Effective Year Built		1971
Bedrooms	5		Depreciation Code		P
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		50
Total Rooms	10		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	1		Percent Good		50
Gas Fireplaces	0		Cns Sect Rcnld		213,000
Sq Ft Fin Bsmt	576		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	624		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
SPL1	Ing Pool - Ave	L	684	64.00	1984	F	55	C	1.00	24,100
SHD1	Shed	L	40	21.00	1980	F	55	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,708	1,708	1,708	141.67	241,972
BSM	Basement	0	1,200	240	28.33	34,001
DCK	Deck	0	224	22	13.91	3,117
FOP	Open Porch	0	48	7	20.66	992
FSP	Screened Porch	0	322	64	28.16	9,067
FUS	Finished Upper Story	728	728	728	141.67	103,136
UEE	Unfin. Enclosed Entry	0	35	12	48.57	1,700
Ttl Gross Liv / Lease Area		2,436	4,265	2,781		393,985



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
FLAHERTY MARTIN & KATHLEEN T T KM FLAHERTY FAMILY TRUST 39 CARR RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		241,400	241,400				
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1090		469,900	469,900				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4452 Total Acres .928 Chapter Lan GIS ID F_870027_2853608		Cyclical Exemption W District Res Exem		3			RESIDNTL	1090	24,600	24,600						
						Total			735,900	735,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLAHERTY MARTIN & KATHLEEN T TT		LCC 134489	09-16-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
FLAHERTY MARTIN		LCC 124269	10-21-2016	Q	I	450,000	00	2023	1090	198,300	2022	1090	180,000			
DOHENY MICHAEL & SABINE & MICHON		LCC 100123	10-18-2001	U	I	1	1F		1090	504,300		1090	320,400			
DOHENY MICHAEL		LCC 99567	07-03-2001	Q	I	300,000	00		1090	13,500		1090	13,500			
		Total						Total		716,100	Total		513,900			
								Total			Total		491,900			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0060																
NOTES																
FUNC.DUE TO LACK OF KIT./NOT USED AS HSE																
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		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0060	1.341		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.93	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	640	
Model	01	Residential	Bsmt Type	00	N/A
Grade	01	Low Cost	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	02	Shed	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	02	Minimum			172,334
Interior Floor 2			Net Other Adj		5,250
Heat Fuel	03	Gas	Replace Cost		177,584
Heat Type	05	Hot Water	Year Built		1990
AC Type	01	None	Effective Year Built		1987
Bedrooms	0		Depreciation Code		P
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		34
Total Rooms	2		Functional Obsol		50
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		16
Gas Fireplaces	0		Cns Sect Rcnd		28,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	640		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	640	640	640	108.59	69,498
BSM	Basement	0	640	128	21.72	13,900
FOP	Open Porch	0	128	19	16.12	2,063
FUS	Finished Upper Story	800	800	800	108.59	86,873
Ttl Gross Liv / Lease Area		1,440	2,208	1,587		172,334

FUS	32	1
FUS		
BAS		
BSM		
		20
	32	
FUS		
FOP		4
	32	

