

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLAHERTY KEVIN G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
FLAHERTY SHEILA A			0 Septic	0 Paved	0 Good	RESIDENTL	1010	367,900	367,900
62 W FORD FARM RD				0 Light		RES LAND	1010	481,200	481,200
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1648 Total Acres 1.188 Chapter Lan GIS ID F_874748_2844613			Cyclical 5 Exemption W District Res Exem Assoc Pid#				
Total								849,100	849,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLAHERTY KEVIN G		11157 0193	07-31-1992	Q	I	194,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	273,200	2022	1010	227,000
									1010	516,500		1010	328,200
								Total		789,700	Total		555,200
								Total			Total		482,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	367,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	481,200
Special Land Value	0
Total Appraised Parcel Value	849,100
Valuation Method	C
Total Appraised Parcel Value	849,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									

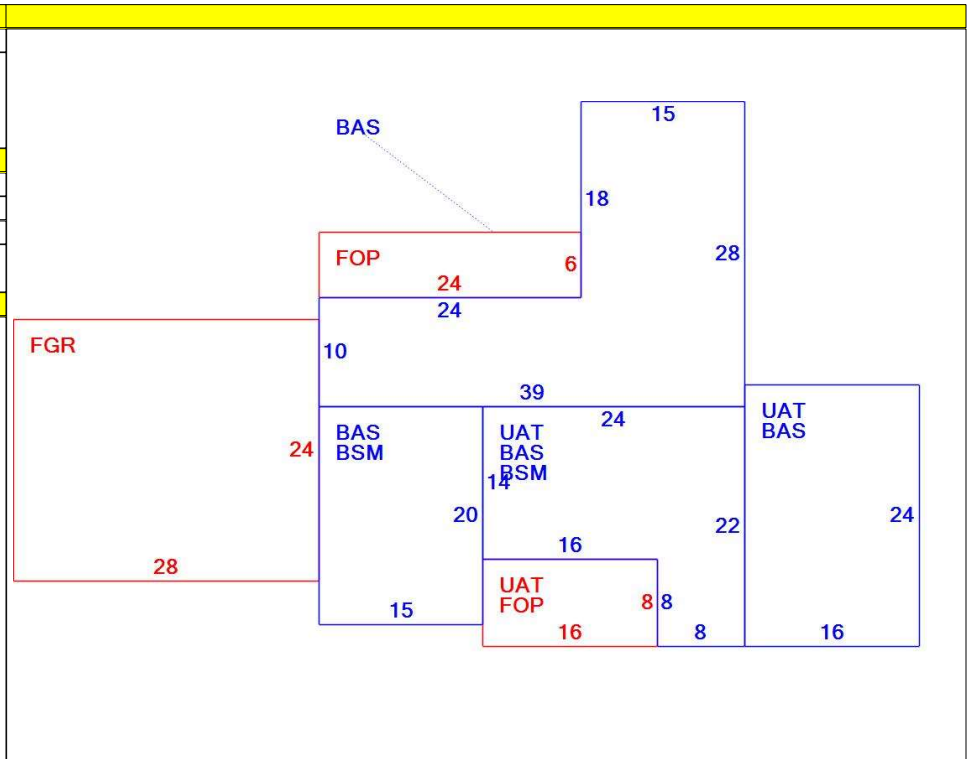
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
273	06-15-2004	RM	Remodel	4,000	08-12-2005	100		REFURB ONE ROOM	09-10-2018	SJD			20	Field Review
13414	09-16-1994	RM	Remodel	2,000	09-19-1995	100		REM WIND,DR,AD DECK	03-30-2015	JLF	0	1	00	Measure & Listed
12993	11-03-1993	AD	Addition	28,000	05-08-1998	100		14X14KIT/24X28ATGAR	04-12-2013	VGS			20	Field Review
11634	07-03-1990	RM	Remodel	27,000		100		CAPE STYLE ROOF/DORM	12-27-2007	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	PD	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	0.250	AC 35,000.00	1.00000	5	1.00	0060	1.341	AC DISC		1.0000	1.07	11,700
1	1010	Single Family	WP	Undevelop	0.030	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.08	100
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			481,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	644	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	644.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	644				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		497,334
Replace Cost		13,650
Year Built		1936
Effective Year Built		1993
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		28
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		72
Cns Sect Rcnld		367,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	1,744	1,744	1,744	213.36	372,093
BSM	Basement	0	700	140	42.67	29,870
FGR	Garage	0	672	269	85.41	57,393
FOP	Open Porch	0	272	41	32.16	8,748
UAT	Unfinished Attic	0	912	137	32.05	29,230
Ttl Gross Liv / Lease Area		1,744	4,300	2,331		497,334

