

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAHILL STEPHEN C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CAHILL JESSICA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	748,200	748,200	
22 PERRY DR				0 Light		RES LAND	1010	486,200	486,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	8,700	8,700	VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2822	District								
	Total Acres .918	Res Exem								
	Chapter Lan									
	GIS ID F_871869_2847144	Assoc Pid#								
						Total		1,243,100	1,243,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CAHILL STEPHEN C	LCC	132428	07-30-2021	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed		
SWEENEY JOHN M	LCC	105926	08-19-2004	Q	I	905,000	00	2023	1010	585,500	2022	1010	475,100		
RICH THOMAS J	LCC	79250	05-15-1990	Q	I	325,000	00		1010	475,000	2021	1010	455,600		
									1010	6,300			362,500		
								Total		1,066,800	Total		875,900	Total	818,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	748,200			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	8,700			
Appraised Land Value (Bldg)	486,200			
Special Land Value	0			
Total Appraised Parcel Value	1,243,100			
Valuation Method	C			
Total Appraised Parcel Value	1,243,100			

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
QPO-23-10	04-25-2023	MN	Maintenance	4,317		100	04-25-2023	AIR SEALING & CELLULOSE IN		06-01-2022	SJD	9		01	Measure - No Entry
20000237	06-09-2000	AD	Addition	30,000		100		2-STY ADDITION		04-12-2013	VGS			20	Field Review
11902	05-20-1991	AD	Addition	5,600		100		DECK, 18' X 24'		01-13-2005	KP		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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			486,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1560	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
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	02	Oil	Net Other Adj		845,613
Heat Type	05	Hot Water	Replace Cost		66,880
AC Type	03	Central	Year Built		912,494
Bedrooms	4		Effective Year Built		1989
Full Baths	3		Depreciation Code		2003
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	900		Cns Sect Rcnld		748,200
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1560		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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

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	235.74	367,761
BSM	Basement	0	1,560	312	47.15	73,552
CTH	Cathedral Ceiling	0	256	26	23.94	6,129
FGR	Garage	0	624	250	94.45	58,936
FHS	Finished Half Story	368	736	368	117.87	86,754
FOP	Open Porch	0	72	11	36.02	2,593
PRG	Pergola	0	144	14	22.92	3,300
SHD	Attached Shed	0	240	84	82.51	19,802
TQS	Three Quarter Story	894	1,192	894	176.81	210,755
WDK	Deck	0	678	68	23.64	16,031
Ttl Gross Liv / Lease Area		2,822	7,062	3,587		845,613

