

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
MADIGAN DAVID J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
MADIGAN SARAH C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,020,800	1,020,800	
10 S PASTURE LN				0 Medium		RES LAND	1010	495,800	495,800	
SUPPLEMENTAL DATA						RESIDNTL	1010	36,000	36,000	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3750 Total Acres 1.115 Chapter Lan	Cyclical 5 Exemption W District Res Exem						
			GIS ID F_873479_2845518	Assoc Pid#						
						Total		1,552,600	1,552,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MADIGAN DAVID J		14468 0117	06-27-1996	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed
DEWAELE RICHARD M		11472 0173	12-02-1992	U	I	330,000	1	2023	1010	783,800	2022	1010	728,000
									1010	484,300		1010	408,800
									1010	24,100		1010	20,700
						Total		1,292,200	Total	1,160,900	Total	1,003,100	

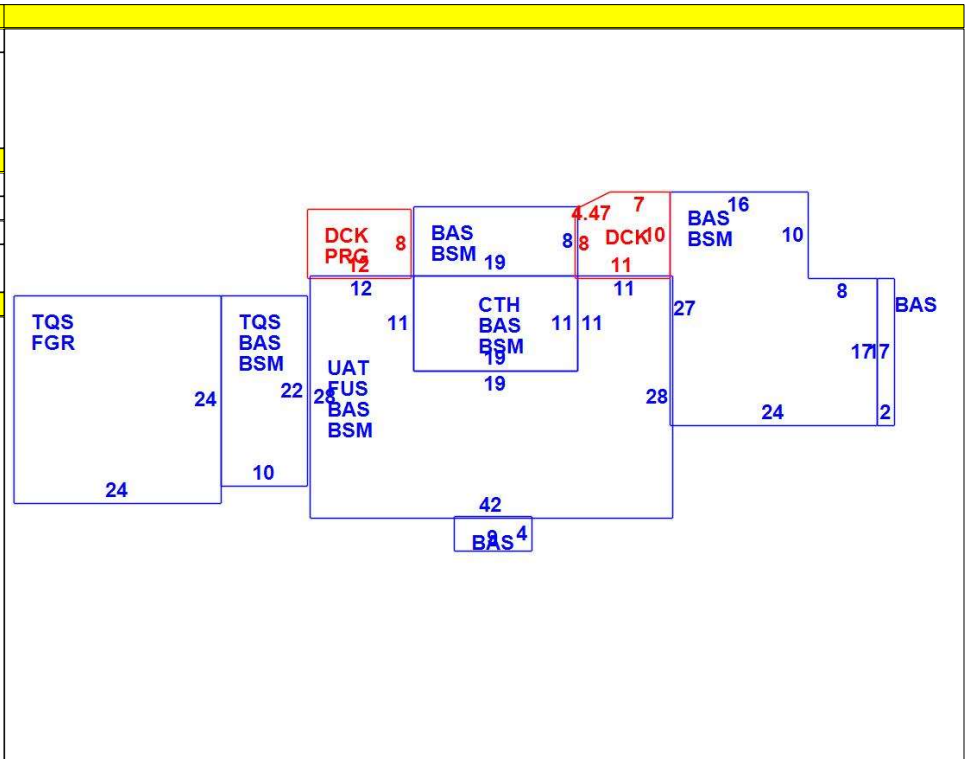
EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 1,020,800					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 36,000			
0070							Tracing				Appraised Land Value (Bldg) 495,800			
Batch											Special Land Value 0			
NOTES											Total Appraised Parcel Value 1,552,600			
											Valuation Method C			
											Total Appraised Parcel Value 1,552,600			

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-23-85	04-12-2023	MN	Maintenance	32,500		100	04-12-2023	STRIP & REROOF	09-04-2019	SJT	10		00	Measure & Listed
190	07-30-2012	AD	Addition	100,000	04-14-2014	100		1ST FLR BDRM, SUNRM ADDIT	04-17-2014	JLF	5	1	01	Measure - No Entry
332	08-01-2002	RM	Remodel	10,000	03-28-2003	100		KITCHEN/LAUNDRY RM	07-30-2013	BH			01	Measure - No Entry
10820	05-11-1988	NC	New Construct			100		COLONIAL,2ELL,GAR,	04-12-2013	VGS			20	Field Review
									03-28-2003	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.197 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	9,600
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			495,800	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,069,772
Interior Floor 2			Replace Cost		90,213
Heat Fuel	02	Oil	Year Built		1,159,986
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		1,020,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	898		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1548		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
PTO	Patio	L	1,526	15.00	2013	G	85	C	1.00	19,500
PERG	PERGOLA	L	200	35.00	2014	G	85	C	1.00	6,000
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,186	2,186	2,186	232.61	508,485
BSM	Basement	0	2,116	423	46.50	98,394
CTH	Cathedral Ceiling	0	209	21	23.37	4,885
DCK	Deck	0	202	20	23.03	4,652
FGR	Garage	0	576	230	92.88	53,500
FUS	Finished Upper Story	967	967	967	232.61	224,934
PRG	Pergola	0	96	10	24.23	2,326
TQS	Three Quarter Story	597	796	597	174.46	138,868
UAT	Unfinished Attic	0	967	145	34.88	33,728
Ttl Gross Liv / Lease Area		3,750	8,115	4,599		1,069,772

