

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSH JOSEPH MICHAEL			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
WALSH TAYLOR PERRY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	619,900	619,900	
15 SIMMONS DR		SUPPLEMENTAL DATA			RES LAND	1010	434,600	434,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2636 Total Acres .59 Chapter Lan GIS ID F_873520_2847353			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,000	3,000	
						Total		1,057,500	1,057,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WALSH JOSEPH MICHAEL		55054 158	05-27-2021	Q	I	1,040,000	00	Year	Code	Assessed	Year	Code	Assessed
HAND MARK RYAN		48272 0185	04-03-2017	Q	I	749,000	00	2023	1010	496,800	2022	1010	465,000
BANDERA KAREN TT		46739 0200	03-29-2016	U	I	100	1A		1010	466,100		1010	296,800
BANDERA JAMES S		40548 0042	11-04-2011	Q	I	637,500	00		1010	2,000		1010	2,000
BRAILLARD WALTER III & MICHELLE J T		35883 0349	04-23-2008	U	I	1	1F	Total		964,900	Total		763,800
						Total		Total		714,500	Total		714,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								619,900	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								3,000	
Appraised Land Value (Bldg)								434,600	
Special Land Value								0	
Total Appraised Parcel Value								1,057,500	
Valuation Method								C	
Total Appraised Parcel Value								1,057,500	

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-23-92 385	04-19-2023 12-03-2007	MN RM	Maintenance Remodel	14,000 20,000		100 100	04-19-2023	ROOF 620' OF BASEMENT		12-14-2017 04-12-2013 12-13-2011	SJD VGS KP	9	1	01 20 00	Measure - No Entry Field Review 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	R1	Primary	25,890 SF	12.52	1.00000	5	1.00	0060	1.341		1.0000	16.79	434,600	
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			434,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1600	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			702,582
Interior Floor 2			Net Other Adj		53,440
Heat Fuel	02	Oil	Replace Cost		756,022
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	8		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		82
Gas Fireplaces	0		Cns Sect Rcnd		619,900
Sq Ft Fin Bsmt	620		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1600		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
PTO	Patio	L	288	15.00	2000	A	70	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,516	1,516	1,516	234.27	355,156
BSM	Basement	0	1,600	320	46.85	74,967
CTH	Cathedral Ceiling	0	396	40	23.66	9,371
DCK	Deck	0	28	3	25.10	703
FUS	Finished Upper Story	1,120	1,120	1,120	234.27	262,385
Ttl Gross Liv / Lease Area		2,636	4,660	2,999		702,582

