

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CAHILL GERALD C & CAHILL GENEVI		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
CAHILL FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	141,600	141,600
54 HOUNDS DITCH LN		SUPPLEMENTAL DATA				RES LAND	1010	547,000	547,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1872 Total Acres 1.368 Chapter Lan GIS ID F_874935_2841677				Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	3,600	3,600
Total										692,200	692,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAHILL GERALD C & CAHILL GENEVIEV		52900 262	06-12-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAHILL GERALD C		4321 0303	09-02-1977	U	I	12,864	1	2023	1010	108,100	2022	1010	88,600	2021	1010	97,800
									1010	650,600		1010	504,100		1010	279,400
									1010	2,500		1010	2,500		1010	700
Total										761,200	Total	595,200	Total	377,900		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

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
										09-30-2021	SJD	10	1	01	Measure - No Entry
										09-10-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										02-07-2001	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	0080	1.503			1.0002	526,100	
1	1010	Single Family		Residual	0.394 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	20,700	
1	1010	Single Family		Undevelop	0.057 AC	2,000.00	1.00000	0	1.00	0080	1.503	EASEMENT		1.0000	200	
Total Card Land Units					1.37 AC	Parcel Total Land Area					1.37	Total Land Value				547,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	12	Hardwood			268,001
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	02	Oil	Replace Cost		272,252
Heat Type	05	Hot Water	Year Built		1915
AC Type	01	None	Effective Year Built		1973
Bedrooms	4		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	7		Functional Obsol		
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		52
Gas Fireplaces	0		Cns Sect Rcnd		141,600
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	936		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
SHD1	Shed	L	96	21.00	1995	F	55	D	0.50	600
LNT	Lean To	L	48	10.00	1995	F	55	D	0.50	100
SHD1	Shed	L	200	21.00	1995	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	140.24	131,266
BSM	Basement	0	936	187	28.02	26,225
DCK	Deck	0	416	42	14.16	5,890
FUS	Finished Upper Story	728	728	728	140.24	102,096
PTO	Patio	0	208	10	6.74	1,402
UEE	Unfin. Enclosed Entry	0	24	8	46.75	1,122
Ttl Gross Liv / Lease Area		1,664	3,248	1,911		268,001

