

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
OHARE MICHAEL T				0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed							
OHARE ALISON C				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	407,200	407,200							
56 FLINT LOCKE DR										RES LAND	1010	352,800	352,800							
SUPPLEMENTAL DATA										RESIDNTL	1010	4,300	4,300							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1874 Total Acres .998 Chapter Lan				Cyclical 6 Exemption W District Res Exem				Total		764,300	764,300							
GIS ID F_869396_2832145		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
OHARE MICHAEL T		28404	0093	06-09-2004		U	I			10	1F	Year	Code	Assessed	Year	Code	Assessed			
OHARE MICHAEL T		28404	0091	06-09-2004		U	I			400,000	1A	2023	1010	330,300	2022	1010	302,400			
OHARE JAMES M (80%)		28404	0087	06-09-2004		U	I			10	1F		1010	478,800		1010	404,000			
OHARE CLAUDIA G TRUSTEE		13560	0289	05-04-1995		U	I			10	1F		1010	1,800		1010	1,800			
		Total										Total		810,900	Total		708,200	Total		614,300
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int										
				Total		0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch												
0050																				
NOTES																				
												Appraised Bldg. Value (Card)				407,200				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				4,300				
												Appraised Land Value (Bldg)				352,800				
												Special Land Value				0				
												Total Appraised Parcel Value				764,300				
												Valuation Method				C				
												Total Appraised Parcel Value				764,300				
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			
2013-140	06-28-2013	MS	Miscellaneous	3,300		100		INSTALL A 24' ROUND ABOVE				11-04-2020	SJT	10		20	Field Review			
12010	08-16-1991	AD	Addition	11,000	01-01-1993	100		HEATED SUN RM & DECK				04-12-2013	VGS			20	Field Review			
												01-13-2008	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	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000			
1	1010	Single Family	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,800			
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value					352,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	874	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	12	Cedar Or Redwd	Parcel Id		C
Exterior Wall 2	20	Brick/Masonry			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			524,935
Interior Floor 2			Net Other Adj		48,555
Heat Fuel	03	Gas	Replace Cost		573,490
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnld		407,200
Sq Ft Fin Bsmt	874		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	874		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	120	21.00	1986	A	70	C	1.00	1,800
SPL4	Above Ground	L	452	8.00	2013	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,874	1,874	1,874	226.07	423,655
BSM	Basement	0	874	175	45.27	39,562
DCK	Deck	0	234	23	22.22	5,200
FGR	Garage	0	625	250	90.43	56,518
Ttl Gross Liv / Lease Area		1,874	3,607	2,322		524,935

