

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MEAGHER DAVID J & SUSAN H TT 21 FOX RUN REALTY TRUST 21 FOX RUN DUXBURY MA 02332		8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed		
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	710,800	710,800		
		SUPPLEMENTAL DATA				RES LAND	1010	528,200	528,200		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2656 Total Acres .958 Chapter Lan GIS ID F_871451_2834176				Cyclical Exemption W District Res Exem	6	RESIDNTL	1010	7,400	7,400
						Total		1,246,400	1,246,400		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MEAGHER DAVID J & SUSAN H TT		46352 0196	12-07-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
MEAGHER DAVID J		12876 0123	05-13-1994	U	I	1	1F	2023	1010	539,200	2022	1010	492,800	
MEAGHER DAVID J		11060 0116	06-19-1992	U	I	315,000	1		1010	628,200		1010	484,300	
									1010	600		1010	600	
						Total		1,168,000	Total		977,700	Total		847,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			710,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			7,400
Appraised Land Value (Bldg)			528,200
Special Land Value			0
Total Appraised Parcel Value			1,246,400
Valuation Method			C
Total Appraised Parcel Value			1,246,400

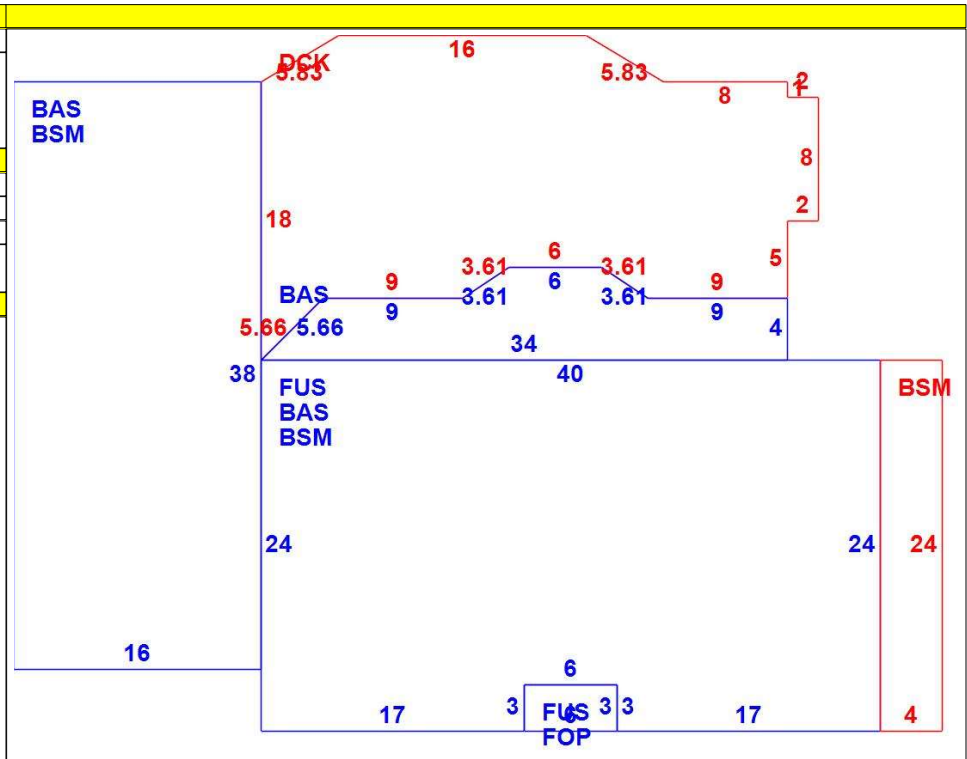
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
369	10-16-2006	AD	Addition	13,000		100		KITCHEN 120'x88'DECK	11-04-2020	SJT	10		20	Field Review
20010206	06-05-2001	AD	Addition	20,000	06-29-2002	100		ONE-STY ADD 16X18	04-12-2013	VGS			20	Field Review
12213	02-19-1992	NC	New Construct	135,000	12-15-1992	100		2STY W/ELLS,GAR UNDE	03-04-2013	AO	6	6	30	Quality Control
									03-12-2008	BSB			01	Measure - No Entry

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	13.15	526,100
1	1010	Single Family	PD	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	2,100
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			528,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1646			
Model	01	Residential	Bsmt Type	04			
Grade	08	Excellent	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	04	Hip					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1646						

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			765,878
Replace Cost			32,725
Year Built			798,602
Effective Year Built			1992
Depreciation Code			2010
Remodel Rating			E
Year Remodeled			
Depreciation %		11	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		89	
Cns Sect Rcnld			710,800
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
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
HTB	Hot Tub	L	1	10500.00	2000	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,696	1,696	1,696	251.69	426,858
BSM	Basement	0	1,646	329	50.31	82,804
DCK	Deck	0	545	55	25.40	13,843
FOP	Open Porch	0	18	3	41.95	755
FUS	Finished Upper Story	960	960	960	251.69	241,618
Ttl Gross Liv / Lease Area		2,656	4,865	3,043		765,878

