

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DUNLEAVY DANIEL & ANN TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
DUNLEAVY FAMILY LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	423,900	423,900	
246 PARKS ST		SUPPLEMENTAL DATA			RES LAND	1010	352,500	352,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5760 Total Acres .988 Chapter Lan GIS ID F_868587_2830592			Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		776,400	776,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUNLEAVY DANIEL & ANN TT		26588 0201	09-22-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	325,200	2022	1010	267,600
									1010	366,500		1010	302,100
								Total		691,700	Total		569,700
								Total			Total		496,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
139 = DONE									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									423,900
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									0
Appraised Land Value (Bldg)									352,500
Special Land Value									0
Total Appraised Parcel Value									776,400
Valuation Method									C
Total Appraised Parcel Value									776,400

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
QP-19-192	08-19-2019	MN		50,000		100	09-26-2019	Replace Wood Siding		11-03-2020	SJT	10		20	Field Review
75-2013	04-24-2013	MN	Maintenance	19,100	07-24-2013	100		WATER DAMAGED AREAS MA		07-24-2013	BH			00	Measure & Listed
139	11-03-2008	MN	Maintenance	4,000	07-24-2013	100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
20000182-A	05-19-2000	RM	Remodel	25,000	03-16-2001	100		BALCONY & SCR PORCH		03-28-2005	KP		1	00	Measure & Listed
20000182	05-19-2000	RM	Remodel	25,000	03-16-2001	100		BALCONY/PORCH/GARAG							
15195	11-03-1998	MN	Maintenance	5,000		100		STRIP & REROOF							

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	350,000
1	1010	Single Family	RC	Residual	0.070 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0417	2,500
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			352,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	2520	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		747,565
Heat Type	05	Hot Water	Replace Cost		23,100
AC Type	01	None	Year Built		770,664
Bedrooms	4		Effective Year Built		1960
Full Baths	3		Depreciation Code		1991
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		30
Bath Style	03	Modern	Functional Obsol		15
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	1		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		55
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		423,900
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	2520		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,240	3,240	3,240	118.08	382,579
BSM	Basement	0	2,520	504	23.62	59,512
FOP	Open Porch	0	60	9	17.71	1,063
FSP	Screened Porch	0	224	45	23.72	5,314
FUS	Finished Upper Story	2,520	2,520	2,520	118.08	297,562
WDK	Deck	0	128	13	11.99	1,535
Ttl Gross Liv / Lease Area		5,760	8,692	6,331		747,565

