

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
GALLAGHER GARY J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
GALLAGHER COLLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,377,300	1,377,300	
700 BAY RD				0 Heavy		RES LAND	1090	1,156,500	1,156,500	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5204 Total Acres 4.198 Chapter Lan			Cyclical 7 Exemption W District Res Exem		RESIDNTL	1090	76,800	76,800
GIS ID F_869467_2829144		Assoc Pid#					Total		2,610,600	2,610,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GALLAGHER GARY J		LCC 120213	03-24-2014	Q	I	1,255,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
COOK JAMES F & KIMBERLY E		LCC 96343	10-08-1999	Q	I	875,000	00	2023	1090	1,052,900	2022	1090	950,500	2021	1090	819,300	
OCONNELL DENNIS K		LCC 91573	06-20-1997	Q	I	764,000	00		1090	1,155,400		1090	979,100		1090	903,800	
									1090	42,000		1090	42,000		1090	42,000	
Total								2,250,300		Total		1,971,600		Total		1,765,100	

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0070					Appraised Bldg. Value (Card)	1,377,300		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	76,800		
					Appraised Land Value (Bldg)	1,156,500		
					Special Land Value	0		
					Total Appraised Parcel Value	2,610,600		
					Valuation Method	C		
					Total Appraised Parcel Value	2,610,600		

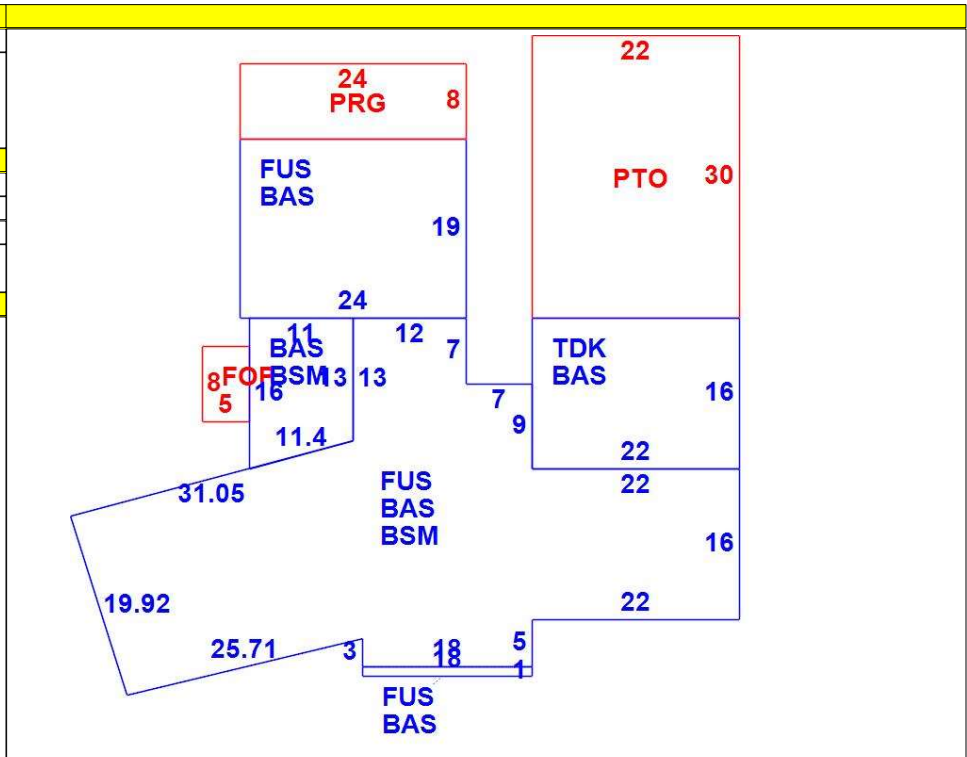
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-23-15	06-01-2023	MN	Maintenance	15,000		100		Replace deck boards & railings	03-09-2020	SJT	5		20	Field Review	
2019-104	03-29-2019	BP	Bldg Permit	48,000	03-09-2020	100		20' X 40' INGRD GUNITE POOL	07-01-2019	SJT	5		01	Measure - No Entry	
2018-344	09-11-2018	RM	Remodel	5,000		100		IMPROVE EXISTING FINISHED	06-08-2015	JLF	5	1	00	Measure & Listed	
2017-200	06-26-2017	MS	Miscellaneous	6,000		100		INSTALL A BULL FROG HOT TU	06-30-2014	JLF	5		01	Measure - No Entry	
2015-369	11-04-2015	RM	Remodel	30,000		100		REMOVE/REPLACE ROOFING,	04-12-2013	VGS			20	Field Review	
2014-128	05-21-2014	AD	Addition	75,000	06-08-2015	100		CONSTRUCT A 274 ADDITION,	02-21-2004	KP		1	00	Measure & Listed	
308	07-18-2002	RM	Remodel	25,000	02-21-2004	100		CHNG PORCH TO SUNRM							

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	1090	Multi Houses	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389	SECONDARY	V175	1.7500	21.27	850,900
1	1090	Multi Houses	PD	Secondary	0.918	AC 190,590.00	1.00000	0	1.00	0070	1.389		1.0000	6.08	243,100	
1	1090	Multi Houses	PD	Residual	2.360	AC 35,000.00	0.54508	5	1.00	0070	1.389		1.0000	0.61	62,500	
Total Card Land Units					4.20	AC	Parcel Total Land Area					4.20	Total Land Value			1,156,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1591	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id: C, Own: S		
Exterior Wall 1	14	Wood Shingle	Adjust Type	Code	Description
Exterior Wall 2			Condo Flr		Factor%
Roof Structure	04	Hip	Condo Unit		
Roof Cover	03	Asphalt	COST / MARKET VALUATION		
Interior Wall 1	05	Drywall	Net Other Adj		1,341,649
Interior Wall 2			Replace Cost		1,432,667
Interior Floor 1	12	Hardwood	Year Built		1930
Interior Floor 2	12	Hardwood	Effective Year Built		2003
Heat Fuel	03	Gas	Depreciation Code		E
Heat Type	05	Hot Water	Remodel Rating		
AC Type	03	Central	Year Remodeled		18
Bedrooms	5		Depreciation %		
Full Baths	3		Functional Obsol		
Half Baths	2		External Obsol		
Extra Fixtures	2		Trend Factor		1.000
Total Rooms	10		Condition		
Bath Style	02	Average	Condition %		
Kitchen Style	02	Average	Percent Good		82
Extra Kitchens	0		Cns Sect Rcnld		1,174,800
Fireplaces	2		Dep % Ovr		
Extra Openings	2		Dep Ovr Comment		
Gas Fireplaces	1		Misc Imp Ovr		
Sq Ft Fin Bsmt	600		Misc Imp Ovr Comment		
FBM Quality	03	Average	Cost to Cure Ovr		
Foundation	03	Stone	Cost to Cure Ovr Comment		
Bsmt Garage	0				
Bsmt Area	1591				

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
SPL1	Ing Pool - Ave	L	800	64.00	2019	E	100	B	1.50	76,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,553	2,553	2,553	266.62	680,689
BSM	Basement	0	1,727	345	53.26	91,985
FOP	Open Porch	0	40	6	39.99	1,600
FUS	Finished Upper Story	2,041	2,041	2,041	266.62	544,178
PRG	Pergola	0	192	19	26.38	5,066
PTO	Patio	0	660	33	13.33	8,799
TDK	Trex Deck	0	352	35	26.51	9,332
Ttl Gross Liv / Lease Area		4,594	7,565	5,032		1,341,649



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GALLAGHER GARY J GALLAGHER COLLEEN M 700 BAY RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 1,377,300 RES LAND 1090 1,156,500 RESIDNTL 1090 76,800				
		0	No Sewer	0	Paved	0	Average	Total		2,610,600	2,610,600					
		SUPPLEMENTAL DATA				Cyclical Exemption W District Res Exem		7								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5204 Total Acres 4.198 Chapter Lan GIS ID F_869467_2829144				Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
GALLAGHER GARY J		LCC	120213	03-24-2014		Q	I	1,255,000		00	Year	Code	Assessed	Year	Code	Assessed
COOK JAMES F & KIMBERLY E		LCC	96343	10-08-1999		Q	I	875,000		00	2023	1090	1,052,900	2022	1090	950,500
OCONNELL DENNIS K		LCC	91573	06-20-1997		Q	I	764,000		00		1090	1,155,400		1090	979,100
												1090	42,000		1090	42,000
		Total									Total	2,250,300	Total	1,971,600	Total	1,765,100
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0070																
NOTES																
BUILDING PERMIT RECORD																
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			4.20	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			267,189
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	03	Gas	Replace Cost		273,689
Heat Type	11	Other	Year Built		1960
AC Type	01	None	Effective Year Built		1995
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	2		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		74
Gas Fireplaces	0		Cns Sect Rcnld		202,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FGR</p> <p style="text-align: center;">28</p>	<p>BAS</p> <p style="text-align: center;">26</p> <p style="text-align: center;">30</p>
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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	780	780	780	244.23	190,500	
FGR	Garage	0	784	314	97.82	76,689	
Ttl Gross Liv / Lease Area		780	1,564	1,094		267,189	

