

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
MONAGHAN JAMES H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>						
MONAGHAN DIANE L			0 No Sewer	0 Paved	0 Average							RESIDNTL	1020	604,500	604,500	
103 TUSSOCK BROOK RD		<b>SUPPLEMENTAL DATA</b>														
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0110. Scnd Hom Tax Class T Tot Fin Are 1665 Total Acres Chapter La GIS ID F_867164_2828849			Cyclical Exemption W District Res Exem Assoc Pid#											
						Total		604,500	604,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MONAGHAN JAMES H		46006	0331	09-03-2015	Q	I	436,000	00	Year	Code	Assessed	Year	Code	Assessed		
MARCHIONNE CLARE C & ALBERT J TT		17587	0109	06-23-1999	Q	I	249,000	00	2023	1020	581,000	2022	1020	455,000		
									Total		581,000	Total		455,000		
									Total		581,000	Total		455,000		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
19990146	04-22-1999	RM	Remodel	12,500	07-06-2000	100		INT FNSH OF B	10-27-2015	SJD	9	1	00	Measure & Listed		
15066	08-12-1998	NC	New Construct	110,000	07-06-2000	100		UNIT ON 2ND LEVEL	07-02-2013	SJD	3		30	Quality Control		
									07-07-2000	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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8005	C   8005
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		Bay Farm Tussock	B   1   S   1
Interior Floor 2	14	Carpet	Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AC	2 Bedroom AC
Heat Type	04	Forced Air-Duc	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	2		<b>COST / MARKET VALUATION</b>		
Full Baths	3				652,133
Half Baths	0		Net Other Adj		42,700
Extra Fixtures	0		Replace Cost		694,857
Total Rooms	5		Year Built		1999
Bath Style	02	Average	Effective Year Built		2008
Kitchen Style	02	Average	Depreciation Code		G
Kitchen Type	4	Full Eat-In	Remodel Rating		
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	777		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	700		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		604,500
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,663 sf)
BSM (777 sf)
FGR (608 sf)
WDK (157 sf)

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	
BSM	Basement	0	777	155	62.63	48,667	
FGR	Garage	0	608	243	125.49	76,297	
FUS	Finished Upper Story	1,663	1,663	1,663	313.98	522,145	
WDK	Deck	0	157	16	32.00	5,024	
Ttl Gross Liv / Lease Area		1,663	3,205	2,077		652,133	

