

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GALLAGHER CHRISTINE M TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA		
CHRISTINE M GALLAGHER TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	276,500	276,500			
65 PURITAN WAY				0 Light		RES LAND	1010	426,300	426,300			
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,400	1,400	1,400			
Alt Prcl ID		Cyclical 7			Total						704,200	704,200
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1258		District										
Total Acres .14		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID F_871367_2831334												

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GALLAGHER CHRISTINE M TT		15246 0088	06-13-1997	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	213,100	2022	1010	196,000
									1010	316,800		1010	280,100
									1010	900		1010	900
								Total		530,800	Total		477,000
								Total			Total		410,100

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

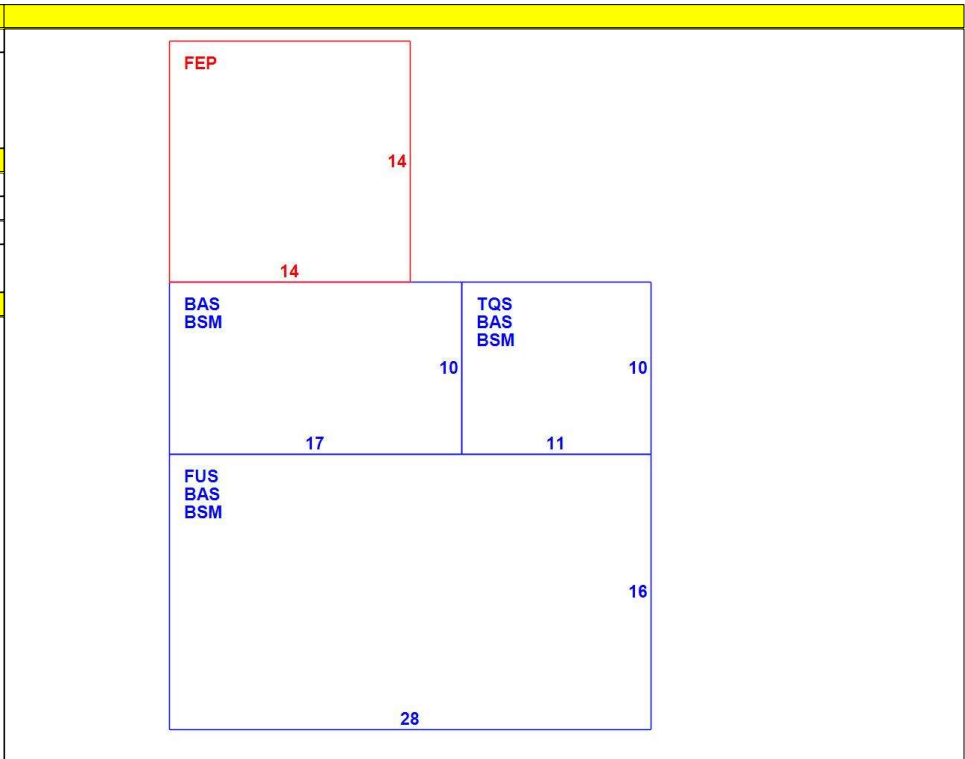
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	276,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	426,300
Special Land Value	0
Total Appraised Parcel Value	704,200
Valuation Method	C
Total Appraised Parcel Value	704,200

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
10834	05-18-1988	RM	Remodel			100		REPLACE DECK W/ENC P	10-29-2019	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-26-2008	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	6,098 SF	38.41	1.00000	5	1.00	0040	1.820		1.0000	69.91	426,300
Total Card Land Units					0.14 AC	Parcel Total Land Area					0.14	Total Land Value			426,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	728		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2	11	Clapboard				B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj		345,136	
Interior Floor 2				Replace Cost		378,806	
Heat Fuel	02	Oil		Year Built		1977	
Heat Type	05	Hot Water		Effective Year Built		1994	
AC Type	03	Central		Depreciation Code		A	
Bedrooms	2			Remodel Rating			
Full Baths	1			Year Remodeled			
Half Baths	1			Depreciation %		27	
Extra Fixtures	0			Functional Obsol			
Total Rooms	5			External Obsol			
Bath Style	02	Average		Trend Factor		1.000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	1			Percent Good		73	
Extra Openings	0			Cns Sect Rcnld		276,500	
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	616			Dep Ovr Comment			
FBM Quality	04	Above Average		Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	0			Cost to Cure Ovr			
Bsmt Area	728			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	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	728	728	728	226.62	164,976
BSM	Basement	0	728	146	45.45	33,086
FEP	Finished Enclosed Porch	0	196	118	136.43	26,741
FUS	Finished Upper Story	448	448	448	226.62	101,524
TQS	Three Quarter Story	83	110	83	170.99	18,809
Ttl Gross Liv / Lease Area		1,259	2,210	1,523		345,136

