

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GARRIGAN PHYLLIS L			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
PO BOX 1213			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	45,300	45,300	
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	564,600	564,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 786 Total Acres .48 Chapter Lan GIS ID F_871881_2830733		Cyclical 7 Exemption 22 W District Res Exem Assoc Pid#			RESIDNTL	1010	3,900	3,900		
						Total		613,800	613,800	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GARRIGAN PHYLLIS L	55888	303	10-22-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
GARRIGAN PHYLLIS L TT	43384	0332	07-23-2013	U	I	10	1A	2023	1010	48,800	2022	1010	42,600	
GARRIGAN PHYLLIS L TT	37741	0184	09-23-2009	U	I	10	1A	1010	442,500		2021	1010	399,300	
								1010	3,000		1010	3,000	1010	279,800
								Total	494,300		Total	444,900	Total	324,900

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	22	22 VETERAN	400.00					
Total			400.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

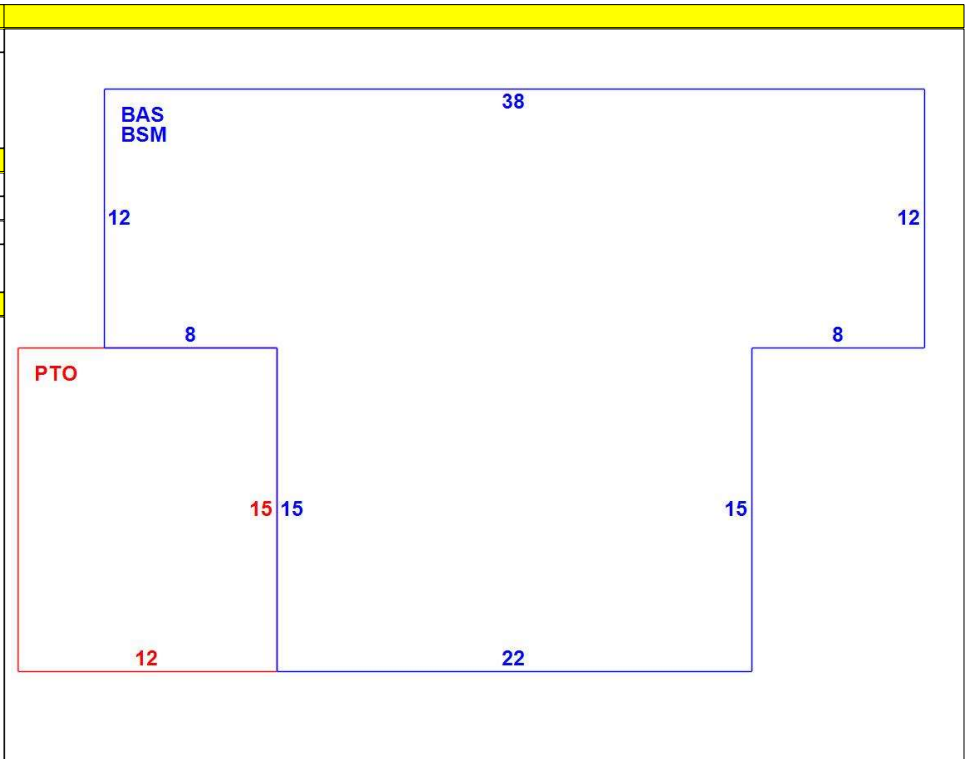
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			45,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,900
Appraised Land Value (Bldg)			564,600
Special Land Value			0
Total Appraised Parcel Value			613,800
Valuation Method			C
Total Appraised Parcel Value			613,800

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
621	12-16-2004	MN	Maintenance	2,400		100		NEW ROOF	01-10-2018	SJD	0	2	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									10-12-1999	JAS		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	20,765	SF 14.94	1.00000	5	1.00	0040	1.820		1.0000	27.19	564,600	
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			564,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	786	
Model	01	Residential	Bsmt Type	04	
Grade	01	Low Cost	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	02	Wall Board	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			95,102
Interior Floor 2			Net Other Adj		5,600
Heat Fuel	03	Gas	Replace Cost		100,702
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	01	None	Effective Year Built		1971
Bedrooms	1		Depreciation Code		P
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		50
Total Rooms	4		Functional Obsol		5
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		45
Gas Fireplaces	0		Cns Sect Rcnld		45,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	786		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
FGR1	Garage - 1 Sto	L	216	52.00	1955	P	35	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	786	786	786	99.90	78,519	
BSM	Basement	0	786	157	19.95	15,684	
PTO	Patio	0	180	9	4.99	899	
Ttl Gross Liv / Lease Area		786	1,752	952		95,102	

