

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EGAN SUSAN E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
24 BRYANT AVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	510,700	510,700
DUXBURY MA 02332				0 Light		RES LAND	1010	440,100	440,100
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID				Cyclical 7					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1768				District					
Total Acres .160				Res Exem					
Chapter Lan									
GIS ID F_871766_2830683				Assoc Pid#					
Total							950,800		950,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
EGAN SUSAN E	41586	0341	06-29-2012	U	I	272,000	1V	Year	Code	Assessed	Year	Code	Assessed		
LOVECCHIO MICHAEL J & ANJA	31130	0040	08-12-2005	Q	I	322,000	00	2023	1010	391,000	2022	1010	259,500		
BELANGER DAVID C	16987	0106	12-28-1998	U	I	159,000	1		1010	329,000		1010	289,400		
HARRINGTON THOMAS E	9927	0058	08-31-1990	Q	I	113,000	00								
HARRINGTON THOMAS E	9927	0058	08-31-1990	Q	I	113,000	00								
Total							720,000		Total		548,900		Total		431,500

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	Batch
0040				

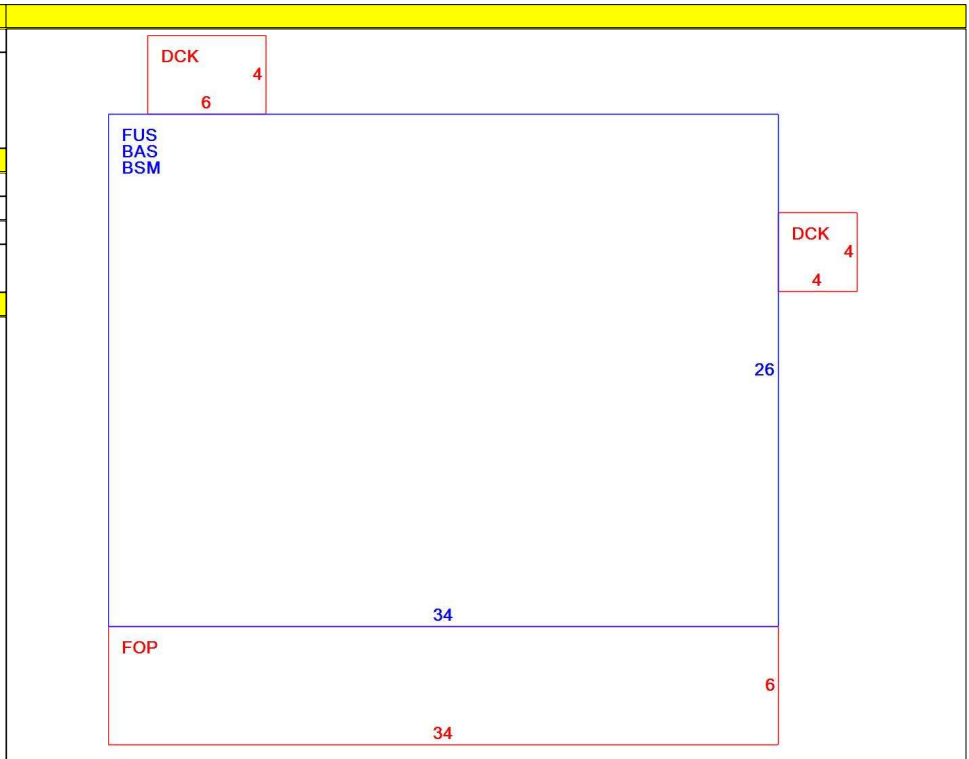
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	510,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	440,100
Special Land Value	0
Total Appraised Parcel Value	950,800
Valuation Method	C
Total Appraised Parcel Value	950,800

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
2015-180	06-22-2015	NC	New Construct	185,600	05-26-2016	100		CONSTRUCT A TWO STORY S DEMO DWELLING	07-19-2022	SJD	3		30	Quality Control
2015-179	06-22-2015	DM	Demolish	13,500	05-26-2016	100			05-26-2016	JLF	5	1	07	Measure - Info @ Door
									07-16-2015	JLF	5		01	Measure - No Entry
									10-09-2013	JLF	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
								05-01-2008	BSB			01	Measure - No Entry	

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	7,000 SF	34.54	1.00000	5	1.00	0040	1.820		1.0000	62.87	440,100	
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			440,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		Full
Stories	2				
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
Roof Cover	03	Asphalt			Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		529,151
Heat Fuel	03	Gas	Replace Cost		20,000
Heat Type	04	Forced Air-Duc	Year Built		549,151
AC Type	03	Central	Effective Year Built		2015
Bedrooms	3		Depreciation Code		2014
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		7
Total Rooms	7		Functional Obsol		0
Bath Style	02	Average	External Obsol		0
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens			Condition		34
Fireplaces			Condition %		
Extra Openings			Percent Good		93
Gas Fireplaces			Cns Sect Rcnld		510,700
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area			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	884	884	884	267.25	236,247
BSM	Basement	0	884	177	53.51	47,303
DCK	Deck	0	40	4	26.72	1,069
FOP	Open Porch	0	204	31	40.61	8,285
FUS	Finished Upper Story	884	884	884	267.25	236,247
Ttl Gross Liv / Lease Area		1,768	2,896	1,980		529,151

