

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CLEARY PETER S			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed
CLEARY PATRICIA K			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,085,500	1,085,500
3 GARDEN LN		SUPPLEMENTAL DATA				RES LAND	1010	1,436,400	1,436,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4210 Total Acres 1.128 Chapter Lan GIS ID F_880381_2845135				RESIDNTL	1010	16,900	16,900
				Cyclical Exemption W District Res Exem	8				
				Assoc Pid#					
Total							2,538,800	2,538,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CLEARY PETER S		41880 0185	08-30-2012	Q	I	975,000	00	Year	Code	Assessed	Year	Code	Assessed
SHAUGHNESSY RICHARD M & ANN M		8992 0081	02-16-1989	Q	I	325,000	00	2023	1010	826,800	2022	1010	756,900
									1010	1,253,100	2021	1010	634,800
									1010	12,600		1010	424,500
												1010	7,000
Total							2,092,500	Total	1,334,400	Total	1,066,300		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

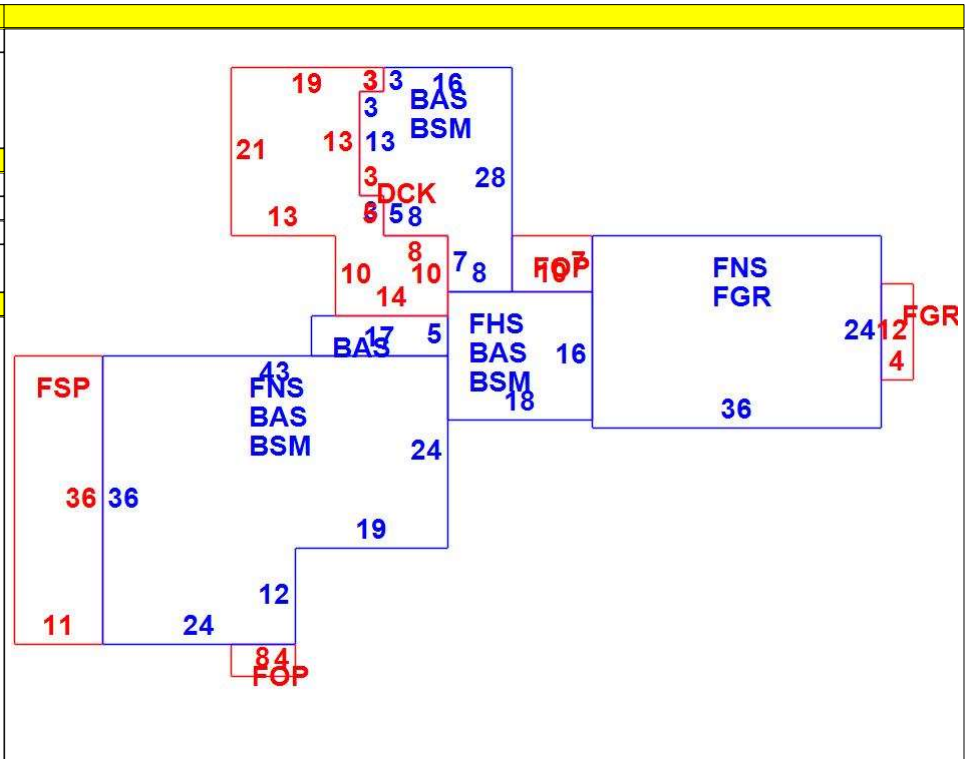
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,085,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,900
Appraised Land Value (Bldg)	1,436,400
Special Land Value	0
Total Appraised Parcel Value	2,538,800
Valuation Method	C
Total Appraised Parcel Value	2,538,800

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
BPO-20-77	06-15-2020	BP	Bldg Permit	25,000	10-21-2020	100		Replace rotted deck boards & ad	07-18-2021	SJD	6		30	Quality Control
QP-19-199	08-28-2019	MN		2,780		100	09-26-2019	Strip & ReRoof	10-21-2020	SJT	5		20	Field Review
1	01-04-2006	RM	Remodel	40,000		100		660SF KITC/BTRM 6WIN	09-22-2020	SJT	5		20	Field Review
14519	06-13-1997	NC	New Construct	110,000	12-14-1998	100		2STRY ADD W/GARAGE	09-09-2013	JLF	10		01	Measure - No Entry
13924	12-06-1995	RM	Remodel	15,000	06-03-1996	100		KIT,BATH,STWY,CEPTIC	04-12-2013	VGS			20	Field Review
13153	04-14-1994	RM	Remodel	5,000	09-12-1995	100		NEW ROOF, SKYLIGHT	08-18-2006	KP		1	00	Measure & Listed
11874	04-29-1991	NC	New Construct	10,000	09-25-1995	100		FOUNDATION EXIST HSE						

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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		V110	1.1000	35.24	1,409,500	
1	1010	Single Family	RC	Residual	0.210 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	26,900	
Total Card Land Units					1.13 AC	Parcel Total Land Area					1.13	Total Land Value					1,436,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2039	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
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		1,238,532
Interior Floor 2			Replace Cost		69,350
Heat Fuel	02	Oil	Year Built		1,307,882
Heat Type	05	Hot Water	Effective Year Built		1935
AC Type	03	Central	Depreciation Code		2004
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		83
Extra Openings	1		Cns Sect Rcnd		1,085,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	480		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2039		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
GNC	GENERATOR	L	1	24100.00	2018	A	70	C	1.00	16,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,124	2,124	2,124	240.45	510,705
BSM	Basement	0	2,039	408	48.11	98,102
DCK	Deck	0	500	50	24.04	12,022
FGR	Garage	0	912	365	96.23	87,762
FHS	Finished Half Story	144	288	144	120.22	34,624
FNS	Finished 90% Story	1,966	2,184	1,966	216.44	472,715
FOP	Open Porch	0	102	15	35.36	3,607
FSP	Screened Porch	0	396	79	47.97	18,995
Ttl Gross Liv / Lease Area		4,234	8,545	5,151		1,238,532

