

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GORMAN JAMES			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
OHALLORAN CHARLOTTE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	882,500	882,500	
11 THE MARSHES				0 Light		RES LAND	1010	579,200	579,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	53,200	53,200	
Alt Prcl ID		Cyclical 5								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2814		District								
Total Acres .92		Res Exem								
Chapter Lan										
GIS ID F_877087_2845902		Assoc Pid#								
							Total	1,514,900	1,514,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GORMAN JAMES	54891	90	04-30-2021	Q	I	1,465,000	00	Year	Code	Assessed	Year	Code	Assessed
PATENAUE DANIEL E	42937	0282	04-16-2013	Q	I	757,500	00	2023	1010	673,700	2022	1010	456,500
PURCELL PATRICK J & PURCELL CHRI	19121	0261	12-01-2000	Q	I	695,000	00		1010	688,800		1010	507,500
LEONARD JAMES P JR	16317	0210	06-22-1998	Q	I	465,900	00		1010	33,300		1010	29,800
CAMPBELL ROY J	13640	0033	06-20-1995	Q	I	332,000	00	Total		1,395,800	Total		993,800
								Total		854,700	Total		854,700

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
0080				

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
2016-12	06-01-2016	MS	Miscellaneous	3,800		100		CONSTRUCT A 12 X 16 UTILITY		06-01-2022	SJD	9	1	11	Phone Interview
11185	04-24-1989	NC	New Construct	12,000	05-03-1990	100		SWPINGROUND		10-19-2020	SJT	10		20	Field Review
										04-23-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-08-1999	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	40,034	SF	8.75	1.00000	5	1.00	0080	1.503		V110	1.1000	14.47	579,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			579,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1580	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		940,444
Interior Floor 2			Replace Cost		73,903
Heat Fuel	02	Oil	Year Built		1,014,346
Heat Type	05	Hot Water	Effective Year Built		1983
AC Type	03	Central	Depreciation Code		2008
Bedrooms	3		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	0		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	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		882,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	738		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1580		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	120	21.00	1989	A	70	C	1.00	1,800
SPL2	Ing Pool-Good	L	648	89.00	1989	A	70	C	1.00	40,400
SHD1	Shed	L	216	21.00	2016	G	85	C	1.00	3,900
PERG	PERGOLA	L	132	35.00	1989	F	55	C	1.00	2,500
PTO	Patio	L	441	15.00	2014	A	70	C	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,602	1,602	1,602	294.07	471,104
BSM	Basement	0	1,580	316	58.81	92,927
CAN	Canopy	0	50	5	29.41	1,470
FSP	Screened Porch	0	208	42	59.38	12,351
FUS	Finished Upper Story	1,212	1,212	1,212	294.07	356,416
TDK	Trex Deck	0	210	21	29.41	6,176
Ttl Gross Liv / Lease Area		2,814	4,862	3,198		940,444

