

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HANRAHAN GERALD C JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
19 OLD COVE RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,253,500	1,253,500	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	1,132,600	1,132,600	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3794 Total Acres .47 Chapter Lan GIS ID F_881668_2844172		Cyclical Exemption W District Res Exem Assoc Pid#			8	RESIDNTL	1010	7,000	7,000	
						Total		2,393,100	2,393,100	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HANRAHAN GERALD C JR		47715 0266	11-08-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HANRAHAN GERALD C		33445 0149	09-29-2006	Q	I	1,490,000	00	2023	1010	948,700	2022	1010	875,900	2021	1010	731,400
SIBLEY JOHN C		23443 0151	11-19-2002	Q	I	480,000	00		1010	987,100		1010	686,100		1010	557,100
19 OLD COVE ROAD DUXBURY RLTY TR		20004 0276	06-13-2001	U	I	100	1		1010	4,700		1010	4,700		1010	4,700
						Total		1,940,500		Total		1,566,700		Total		1,293,200

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				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,253,500
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									7,000
Appraised Land Value (Bldg)									1,132,600
Special Land Value									0
Total Appraised Parcel Value									2,393,100
Valuation Method									C
Total Appraised Parcel Value									2,393,100

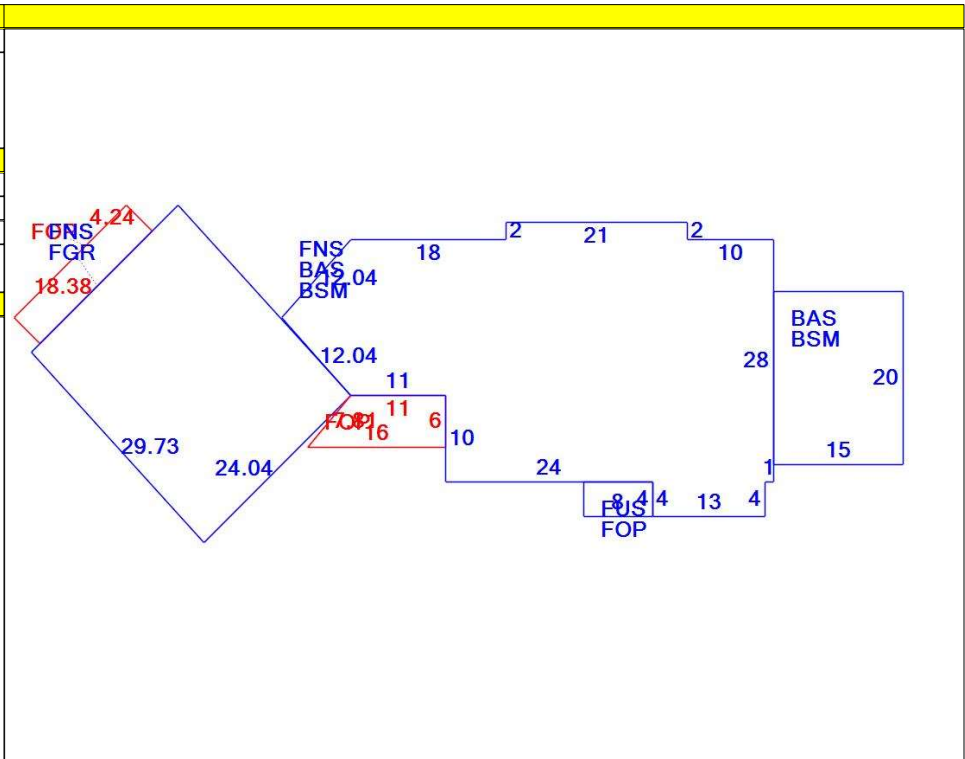
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
517	12-03-2003	NC	New Construct	250,000	12-19-2003	100		NEW HSE		04-12-2013	VGS			20	Field Review
17	07-25-2003	NC	New Construct		12-19-2003	100		10 X 10 SHED		10-04-2012	KP	6		30	Quality Control
507	11-22-2002	DM	Demolish	5,000	12-19-2003	100		DEM EXISTING DWELLIN		12-19-2003	KP		6	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	20,473 SF	15.11	1.00000	5	1.00	0090	3.661			1.0000	55.32	1,132,600
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			1,132,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1728	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1728				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		1,330,501
Replace Cost		47,025
Year Built		2003
Effective Year Built		2012
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %	9	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	91	
Cns Sect Rcnd	1,253,500	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
SHD1	Shed	L	100	21.00	2003	A	70	C	1.00	1,500
PTO	Patio	L	525	15.00	2003	A	70	C	1.00	5,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,728	1,728	1,728	305.93	528,651
BSM	Basement	0	1,728	346	61.26	105,853
FGR	Garage	0	714	286	122.54	87,497
FNS	Finished 90% Story	1,928	2,142	1,928	275.37	589,838
FOP	Open Porch	0	191	29	46.45	8,872
FUS	Finished Upper Story	32	32	32	305.93	9,790
Ttl Gross Liv / Lease Area		3,688	6,535	4,349		1,330,501

