

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CALLAHAN JEAN FRANCES			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
74 PETERSON RD			0 Septic	0 Paved	0 Good	RESIDNTL	1010	602,500	602,500	
				0 Medium		RES LAND	1010	1,439,000	1,439,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	35,400	35,400	
Alt Prcl ID		Cyclical 8								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3622		District								
Total Acres .78		Res Exem								
Chapter Lan										
GIS ID F_884974_2842800		Assoc Pid#								
						Total		2,076,900	2,076,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SILVA NANNETTE M TT		58255 106	09-06-2023	Q	I	2,460,000	00	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN JEAN FRANCES		13263 0100	11-15-1994	U	I	1	1	2023	1010	641,300	2022	1010	559,100
WOLMAN JEAN FRANCES		11300 0324	09-30-1992	Q	I	390,000	00		1010	1,327,900		1010	876,200
									1010	25,200		1010	25,200
						Total		1,994,400	Total		1,460,500	Total	1,353,700

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
0130				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	602,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,400
Appraised Land Value (Bldg)	1,439,000
Special Land Value	0
Total Appraised Parcel Value	2,076,900
Valuation Method	C
Total Appraised Parcel Value	2,076,900

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
EPO-22-529	07-14-2023	EL	Electric			0		STANDBY GENERATOR	05-09-2023	SJT	10		00	Measure & Listed
127	10-05-2009	MN	Maintenance	10,000		100		REROOF	04-12-2013	VGS			20	Field Review
338	10-26-2007	RM	Remodel	15,000		100		STEEL BM 11X29P/LS	08-12-2008	KP		1	00	Measure & Listed
400	11-07-2006	RM	Remodel	50,000		100		KTCH,FASCIA,SOFFIT,G						
20000448	11-09-2000	AD	Addition	50,000	01-02-2002	100		ONE-STORY ADDITION						
13378	08-22-1994	MN	Maintenance	15,000	10-31-1995	100		REROOF W/REDWD SHING						

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	33,977 SF	9.94	1.00000	5	1.00	0130	4.259			1.0000	42.35	1,439,000	
Total Card Land Units					0.78 AC	Parcel Total Land Area					0.78	Total Land Value					1,439,000

