

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MONAGHAN MARTIN T			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MONAGHAN JENNIFER			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	709,000	709,000		
523 WASHINGTON ST									RES LAND	1010	2,278,900	2,278,900	VISION	
SUPPLEMENTAL DATA														
DUXBURY MA 02332	Alt Prcl ID	Cyclical	8	Scnd Home	Exemption	W	W	Tax Class	T	Tot Fin Area	2948	Total Acres		1.438
	Chapter Lan	GIS ID	F_881508_2841096	Assoc Pid#										
										Total	2,987,900	2,987,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MONAGHAN MARTIN T & JENNIFER TT	58192	183	08-16-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MONAGHAN MARTIN T	44438	0050	06-19-2014	Q	I	1,425,000	00	2023	1010	703,900	2022	1010	632,800	2021	1010	575,900
LICHTY D TERENCE & LICHTY SUSAN	8763	0095	10-12-1988	Q	I	425,000	00		1010	1,987,900		1010	1,732,900		1010	1,463,800
								Total	2,691,800	Total	2,365,700	Total	2,039,700			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0090					Appraised Bldg. Value (Card)					709,000	
					Appraised Xf (B) Value (Bldg)					0	
					Appraised Ob (B) Value (Bldg)					0	
					Appraised Land Value (Bldg)					2,278,900	
					Special Land Value					0	
					Total Appraised Parcel Value					2,987,900	
					Valuation Method					C	
					Total Appraised Parcel Value					2,987,900	

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	
2016-39	02-09-2016	MS	Miscellaneous	22,000	05-15-2018	100		INSTALL 33 SOLAR PANELS O 160' SHED, RM 1ST FL LVL, AD STRIP & REROOF	05-15-2018	JLF	5		01	Measure - No Entry	
2015-269	09-09-2015	AD	Addition	468,500	05-15-2018	100			06-03-2016	JLF	5		01	Measure - No Entry	
13607	04-19-1995	MN	Maintenance	5,000	06-04-1996	100			05-11-2015	SJD	9	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									09-12-2008	KP			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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		W175	1.7500	56.06	2,242,500
1	1010	Single Family	RC	Residual	0.270	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	34,600
1	1010	Single Family	RC	Undevelop	0.250	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	1,800
Total Card Land Units					1.44	AC	Parcel Total Land Area					1.44	Total Land Value			2,278,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	720	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.8				
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			Factor%
Interior Wall 1	03	Plaster	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2	09	Pine/Soft Wood	Net Other Adj	28,130	
Heat Fuel	03	Gas	Replace Cost	864,612	
Heat Type	05	Hot Water	Year Built	1840	
AC Type	03	Central	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	E	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	18	
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	2		Percent Good	82	
Gas Fireplaces	0		Cns Sect Rcnd	709,000	
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	720		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
SLR	Solar Panels	L	33	1050.00	2016	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,158	2,158	2,158	169.81	366,449
BSM	Basement	0	1,141	228	33.93	38,717
DCK	Deck	0	287	29	17.16	4,924
FGR	Garage	0	880	352	67.92	59,773
FNS	Finished 90% Story	792	880	792	152.83	134,489
FOP	Open Porch	0	475	71	25.38	12,056
FUS	Finished Upper Story	196	196	196	169.81	33,283
SHD	Attached Shed	0	160	56	59.43	9,509
TQS	Three Quarter Story	1,044	1,392	1,044	127.36	177,281
Ttl Gross Liv / Lease Area		4,190	7,569	4,926		836,481

