

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLAHERTY KEVIN		0	Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
FLAHERTY MELISSA		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	449,200	449,200
10 NORTH ST				0 Medium		RES LAND	1010	389,900	389,900
SUPPLEMENTAL DATA						RESIDNTL	1010	75,500	75,500
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1098	District							
	Total Acres 2.615	Res Exem							
	Chapter Lan								
	GIS ID F_862565_2859229	Assoc Pid#							
							Total	914,600	914,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLAHERTY KEVIN	43546	0030	08-28-2013	U	I	25,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHALEN JAMES A & FLAHERTY A TRS	10691	0152	01-10-1992	U	I	1	1	2023	1010	337,500	2022	1010	283,600	2021	1010	287,000
									1010	418,200		1010	346,800		1010	289,000
									1010	27,500		1010	27,500		1010	27,500
							Total	783,200		Total	657,900		Total	603,500		

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

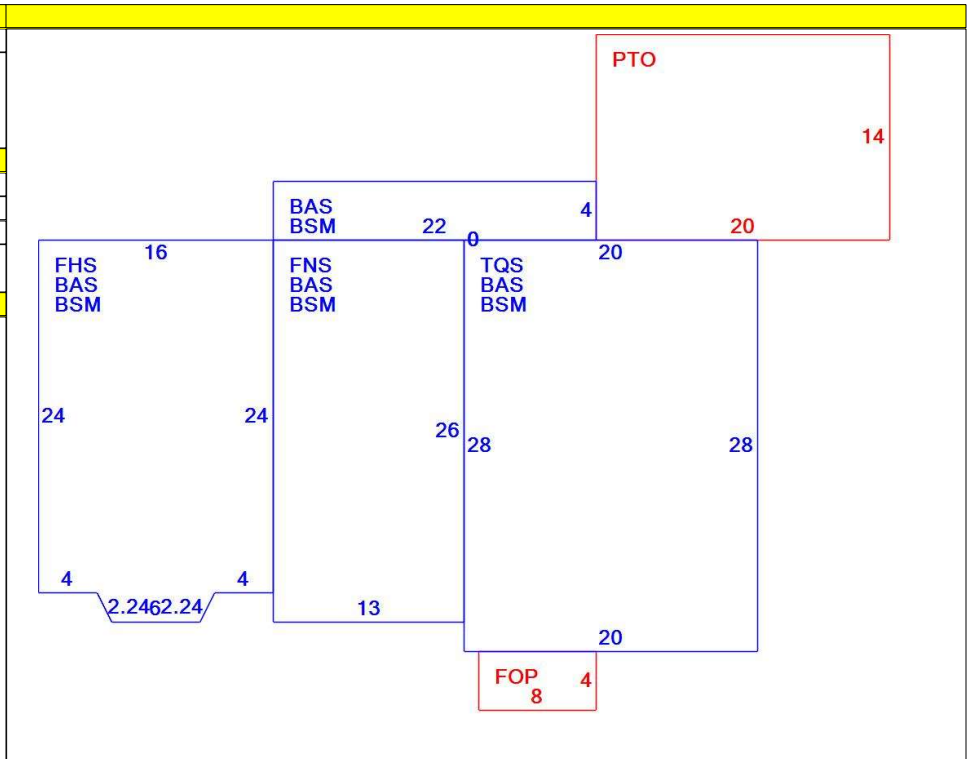
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	449,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	75,500
Appraised Land Value (Bldg)	389,900
Special Land Value	0
Total Appraised Parcel Value	914,600
Valuation Method	C
Total Appraised Parcel Value	914,600

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
2013-263	10-10-2013	NC	New Construct	242,000	03-25-2014	100		SINGLE FAMILY DWELLING 1S	04-08-2015	JLF	5	1	00	Measure & Listed
2013-262	10-10-2013	DM	Demolish	13,500	03-25-2014	100		DEMO EXISTING BLDG	03-25-2014	JLF	5		01	Measure - No Entry
189	07-27-2012	RM	Remodel	17,000	07-23-2013	100		RM EXISTING BATHROOM	07-23-2013	BH			00	Measure & Listed
55	06-06-2007	MN	Maintenance	5,400		100		STRIP & REROOF 18 SQ	04-12-2013	VGS			20	Field Review
14935	05-12-1998	NC	New Construct	7,000		100		20X23 DK REPLC OLD	05-22-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	1.697	AC 35,000.00	0.67130	5	1.00	0050	1.000		1.0000	0.54	39,900
Total Card Land Units					2.62	AC	Parcel Total Land Area					2.62	Total Land Value		389,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1384	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			473,863
Interior Floor 2			Net Other Adj		14,375
Heat Fuel	02	Oil	Replace Cost		488,238
Heat Type	04	Forced Air-Duc	Year Built		2014
AC Type	03	Central	Effective Year Built		2013
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		8
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		92
Gas Fireplaces	0		Cns Sect Rcnd		449,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1384		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	96	21.00	1980	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	448	89.00	1985	A	70	C	1.00	27,900
FGR1	Garage - 1 Sto	L	336	52.00	1987	A	70	C	1.00	12,200
TEN	Tennis Court	L	1	48500.00	2015	A	70	C	1.00	34,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,384	1,384	1,384	182.05	251,950
BSM	Basement	0	1,384	277	36.44	50,426
FHS	Finished Half Story	199	398	199	91.02	36,227
FNS	Finished 90% Story	304	338	304	163.73	55,342
FOP	Open Porch	0	32	5	28.44	910
PTO	Patio	0	280	14	9.10	2,549
TQS	Three Quarter Story	420	560	420	136.53	76,459
Ttl Gross Liv / Lease Area		2,307	4,376	2,603		473,863

