

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FLAHERTY ANN V			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
30 NORTH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	405,700	405,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	390,300	390,300	
		Alt Prcl ID			0 Medium	RESIDNTL	1010	2,400	2,400
		Scnd Home							
		Tax Class T			Cyclical 3				
		Tot Fin Area 2331			Exemption W				
		Total Acres 2.677			District				
		Chapter Lan			Res Exem				
		GIS ID F_862411_2859017			Assoc Pid#				
							Total	798,400	798,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FLAHERTY ANN V		10136 0204	02-01-1991	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	304,900	2022	1010	255,700	
									1010	419,800		1010	348,200	
									1010	1,600		1010	1,600	
							Total	726,300		Total	605,500		Total	548,300

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

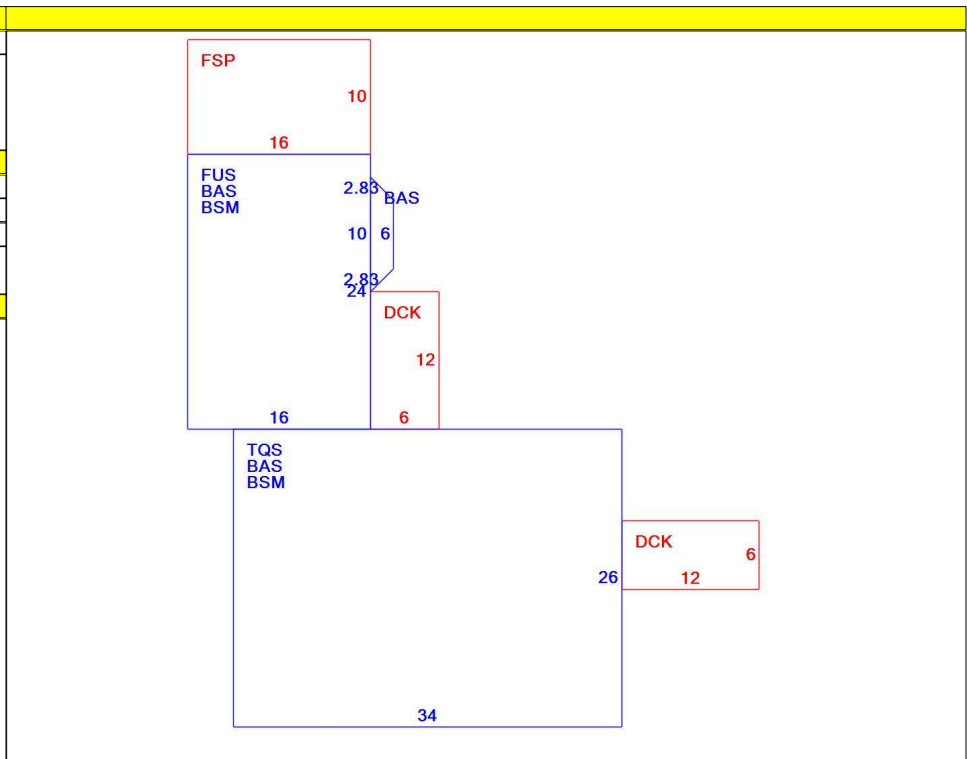
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	405,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	390,300
Special Land Value	0
Total Appraised Parcel Value	798,400
Valuation Method	C
Total Appraised Parcel Value	798,400

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
137	10-08-2009	MN	Maintenance	4,900		100		STRIP RE ROOF	04-12-2013	VGS			20	Field Review
12467	07-27-1993	AD	Addition	2,500	01-01-1993	100			08-22-2007	BSB		1	00	Measure & Listed
12381	07-27-1992	AD	Addition	45,000	01-01-2032	100								
QP-20-34		MN	Maintenance	6,299		100	04-21-2020	2STY AD PORCH 2DECKS REPLACE 1 PATIO DOOR						

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	1.759 AC	35,000.00	0.65475	5	1.00	0050	1.000		1.0000	0.53	40,300
Total Card Land Units					2.68 AC	Parcel Total Land Area					2.68	Total Land Value			390,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1268	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			522,143
Interior Floor 2			Net Other Adj		33,670
Heat Fuel	02	Oil	Replace Cost		555,813
Heat Type	05	Hot Water	Year Built		1976
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		405,700
Sq Ft Fin Bsmt	384		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1268		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	160	21.00	1992	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,284	1,284	1,284	198.46	254,820
BSM	Basement	0	1,268	254	39.75	50,408
DCK	Deck	0	144	14	19.29	2,778
FSP	Screened Porch	0	160	32	39.69	6,351
FUS	Finished Upper Story	384	384	384	198.46	76,208
TQS	Three Quarter Story	663	884	663	148.84	131,578
Ttl Gross Liv / Lease Area		2,331	4,124	2,631		522,143



30 NORTH ST

