

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
EAGAN RICHARD E JR TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
RICHARD E EAGAN JR REVOCABLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	217,700	217,700
169 CHESTNUT ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	492,400	492,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1656 Total Acres 1.908 Chapter Lan GIS ID F_875719_2835691			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	78,900	78,900
						Total		789,000	789,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
EAGAN RICHARD E JR TT		42953 0342	04-19-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	
EAGAN RICHARD E JR		12300 0328	10-18-1993	Q	I	1	00	2023	1010	164,700	2022	1010	144,300	
									1010	528,500		1010	335,800	
									1010	49,400		1010	43,100	
						Total		742,600	Total		523,200	Total		497,500

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	217,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	78,900
Appraised Land Value (Bldg)	492,400
Special Land Value	0
Total Appraised Parcel Value	789,000
Valuation Method	C
Total Appraised Parcel Value	789,000

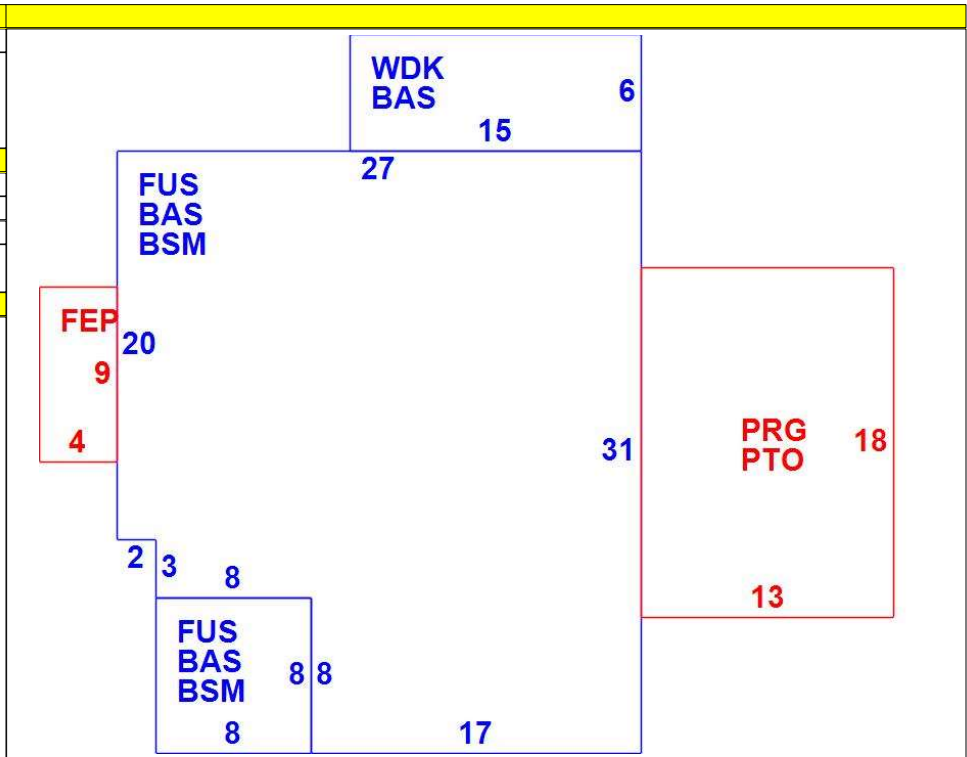
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES									
10X12 SHD1 HAS ATTACHED 6X12 FOP									

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
2016-1	02-26-2016	MS	Miscellaneous	3,800		100		CONSTRUCT 8 X 8 UTILITY BL	12-16-2021	SJT	10		01	Measure - No Entry
2013-0009	05-23-2013	MN	Maintenance	3,500	07-31-2013	100		CONSTRUCT A 10X12 UTILITY	07-31-2013	BH			01	Measure - No Entry
7	04-02-2008	MS	Miscellaneous	3,300		100		8X10 UTILITY BLDG	04-12-2013	VGS			20	Field Review
10858	06-07-1988	AD	Addition	25,000		100			05-12-2008	BSB		1	00	Measure & Listed
10766	03-29-1988	NC	New Construct	1,900		100								

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	0060	1.341		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.990 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	46,500
Total Card Land Units					1.91	AC	Parcel Total Land Area			1.91	Total Land Value			492,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	815	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			314,101
Interior Floor 2			Net Other Adj		10,800
Heat Fuel	03	Gas	Replace Cost		324,901
Heat Type	04	Forced Air-Duc	Year Built		1930
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
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		67
Gas Fireplaces	0		Cns Sect Rcnld		217,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	815		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	960	89.00	1980	A	70	C	1.00	59,800
GAZ	Gazebo	L	78	56.00	2000	A	70	C	1.00	3,100
SHD1	Shed	L	120	21.00	2013	A	70	C	1.00	1,800
FOP	Open Porch	L	72	35.00	2013	A	70	C	1.00	1,800
SHD1	Shed	L	96	21.00	2013	A	70	C	1.00	1,400
SHD1	Shed	L	64	21.00	2016	A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2008	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	905	905	905	161.16	145,850
BSM	Basement	0	815	163	32.23	26,269
FEP	Finished Enclosed Porch	0	36	22	98.49	3,546
FUS	Finished Upper Story	815	815	815	161.16	131,345
PRG	Pergola	0	234	23	15.84	3,707
PTO	Patio	0	234	12	8.26	1,934
WDK	Deck	0	90	9	16.12	1,450
Ttl Gross Liv / Lease Area		1,720	3,129	1,949		314,101

