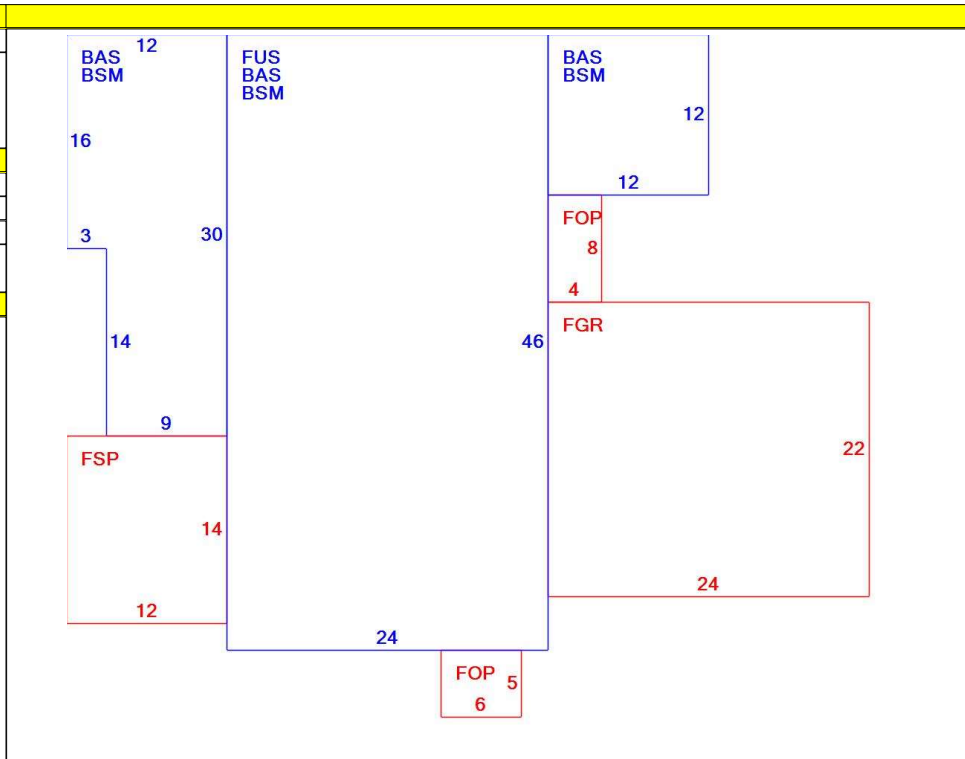


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
TEEHAN KATHLEEN D			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA				
TEEHAN ROBERT J			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	751,900	751,900					
PO BOX 2223					0	None			RES LAND	1010	411,000	411,000					
SUPPLEMENTAL DATA																	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2670 Total Acres .45 Chapter Lan				Cyclical 9 Exemption W District Res Exem				Total		1,162,900	1,162,900	VISION			
		GIS ID F_876646_2835507				Assoc Pid#											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TEEHAN ROBERT J & KATHLEEN D TT			57593	74	01-12-2023		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed
TEEHAN KATHLEEN D			39535	0134	01-11-2011		Q	I	787,000		00	2023	1010	576,600	2022	1010	529,300
NEMES DANA G			38043	0301	12-18-2009		U	I	270,000		1		1010	440,700		1010	286,400
BAUER CHRISTOPHER L			36096	0264	06-20-2008		Q	I	300,000		00						
WHITEHEAD JOHN A JR DOBRYDNO EL			15571	0197	10-21-1997		U	I	0		1F						
			Total									Total	1,017,300	Total	815,700	Total	736,400
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
			Total	0.00					APPRAISED VALUE SUMMARY								
							Appraised Bldg. Value (Card)				751,900						
							Appraised Xf (B) Value (Bldg)				0						
							Appraised Ob (B) Value (Bldg)				0						
							Appraised Land Value (Bldg)				411,000						
							Special Land Value				0						
							Total Appraised Parcel Value				1,162,900						
							Valuation Method				C						
							Total Appraised Parcel Value				1,162,900						
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		
56	03-29-2010	NC	New Construct	250,000	06-30-2010	100		2416' G576/DK192'		04-12-2013	VGS			20	Field Review		
55	03-29-2010	DM	Demolish	11,000		100		EXISTING STRUCTURE		08-28-2012	KP	5	1	00	Measure & Listed		
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	19,602 SF	15.63	1.00000	5	1.00	0060	1.341			1.0000	20.97	411,000	
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value				411,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1566	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	796				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1566				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		740,677
Replace Cost		59,200
Year Built		799,877
Effective Year Built		2011
Depreciation Code		2015
Remodel Rating		E
Year Remodeled		
Depreciation %	6	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	94	
Cns Sect Rcnld	751,900	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,566	1,566	1,566	228.82	358,326	
BSM	Basement	0	1,566	313	45.73	71,619	
FGR	Garage	0	528	211	91.44	48,280	
FOP	Open Porch	0	62	9	33.22	2,059	
FSP	Screened Porch	0	168	34	46.31	7,780	
FUS	Finished Upper Story	1,104	1,104	1,104	228.82	252,613	
Ttl Gross Liv / Lease Area		2,670	4,994	3,237		740,677	



19 OLD MEETINGHOUSE RD