

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEEHAN JAMES K			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MEEHAN CHRISTINE			0 Septic	0 Paved	0 Average	RESIDNTL	1010	517,500	517,500	
PO BOX 1081				0 Medium		RES LAND	1010	433,100	433,100	
						RESIDNTL	1010	33,400	33,400	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02331	Alt Prcl ID	Cyclical 9								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2043	District								
	Total Acres .58	Res Exem								
	Chapter Lan									
	GIS ID F_877115_2835585	Assoc Pid#								
							Total	984,000	984,000	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEEHAN JAMES K	13262	0309	11-15-1994	U	I	265,000	1	Year	Code	Assessed	Year	Code	Assessed
WHITE JOEL D TRUSTEE	13101	0261	08-24-1994	Q	I	82,500	00	2023	1010	394,100	2022	1010	361,900
									1010	464,400		1010	296,000
									1010	12,500		1010	12,500
							Total	871,000	Total	670,400	Total	619,400	

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

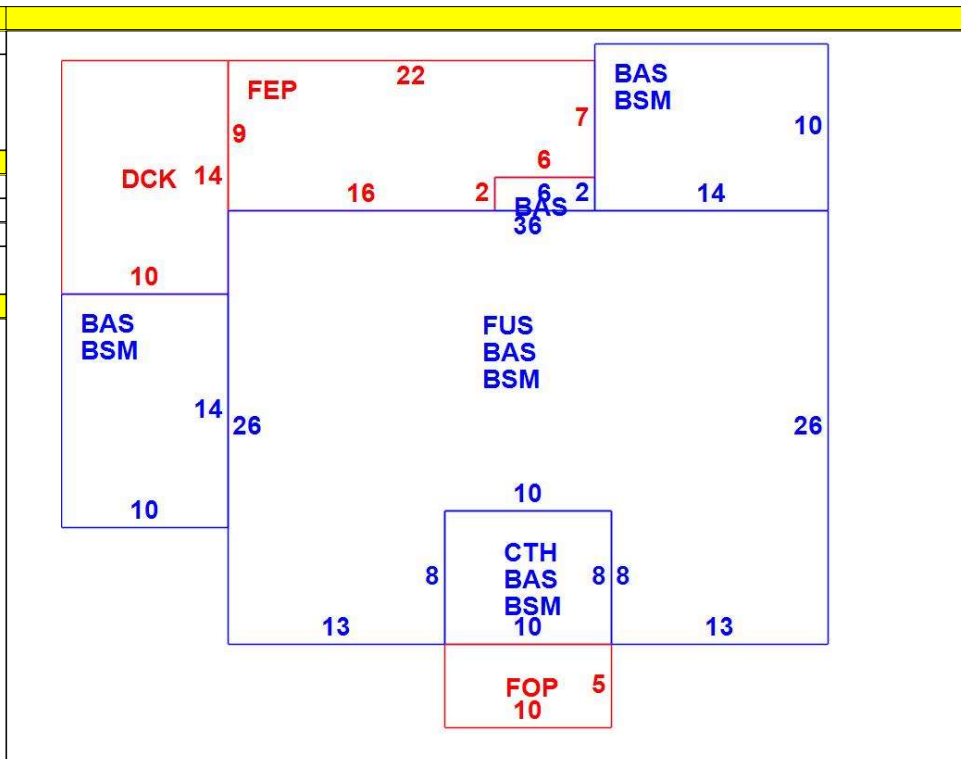
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060					Appraised Bldg. Value (Card)			517,500
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			33,400
					Appraised Land Value (Bldg)			433,100
					Special Land Value			0
					Total Appraised Parcel Value			984,000
					Valuation Method			C
					Total Appraised Parcel Value			984,000

NOTES											VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
EPO-22-310	06-23-2022	EL	Electric		12-21-2022	100		INSTALL GENERATOR	12-21-2022	SJT	10		00	Measure & Listed
2018-182	05-16-2018	MS	Miscellaneous	15,000		100		INSTALLATION OF ONE 3.5 TO	04-12-2013	VGS			20	Field Review
151	05-05-2006	AD	Addition	30,600		100		1 STY 8X14,11X19&DCK	09-27-2007	K/D		1	00	Measure & Listed
19990468	10-08-1999	NC	New Construct	9,000	06-07-2000	100		SWIMMING POOL&FENCE						
13380	08-29-1994	DM	Demolish	2,000	10-11-1995	100		DEM 20X26 HOUSE						
13373	08-19-1994	NC	New Construct	103,000	11-30-1995	100		26X36 2ST/GAR UNDER						

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	25,265	SF	12.78	1.00000	5	1.00	0060	1.341		1.0000	17.14	433,100
Total Card Land Units					0.58	AC	Parcel Total Land Area					0.58	Total Land Value			433,100

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1076	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		561,101
Interior Floor 2			Replace Cost		47,705
Heat Fuel	03	Gas	Year Built		1994
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		517,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1076		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
SPL1	Ing Pool - Ave	L	512	64.00	1999	A	70	C	1.00	22,900
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,228	1,228	1,228	227.26	279,073
BSM	Basement	0	1,216	243	45.41	55,224
CTH	Cathedral Ceiling	0	80	8	22.73	1,818
DCK	Deck	0	140	14	22.73	3,182
FEP	Finished Enclosed Porch	0	186	112	136.84	25,453
FOP	Open Porch	0	50	8	36.36	1,818
FUS	Finished Upper Story	856	856	856	227.26	194,533
Ttl Gross Liv / Lease Area		2,084	3,756	2,469		561,101

