

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GALVIN JAMES M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GALVIN DINA H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,402,900	1,402,900
40 HAWKINS PL				0 Medium		RES LAND	1010	714,500	714,500
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	41,700	41,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4519 Total Acres 1.238 Chapter Lan		Cyclical 9 Exemption W District Res Exem					
		GIS ID F_878518_2836280		Assoc Pid#		Total 2,159,100 2,159,100			

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
GALVIN JAMES M		43791 0040	11-04-2013	Q	I	1,440,000	00	Year	Code	Assessed	Year	Code	Assessed		
GAVIN EDWARD F & GAVIN LISA M		35076 0229	09-14-2007	U	I	1,396,000	1	2023	1010	1,080,500	2022	1010	993,300		
METSCHER HENRY J		17789 0154	08-20-1999	Q	I	945,000	00		1010	743,100		1010	784,900		
CUDD R JAMES		15354 0238	07-28-1997	U	I	675,000	1		1010	26,200		1010	26,200		
Total										1,849,800			1,804,400	Total	1,569,200

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
0094				

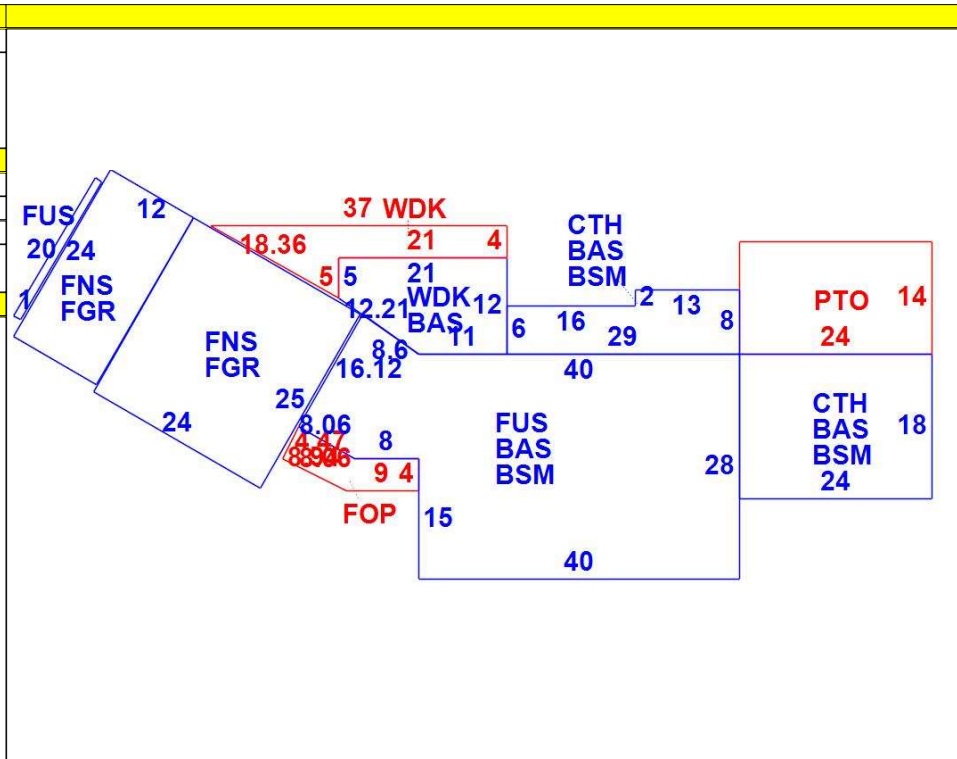
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,402,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	41,700		
Appraised Land Value (Bldg)	714,500		
Special Land Value	0		
Total Appraised Parcel Value	2,159,100		
Valuation Method	C		
Total Appraised Parcel Value	2,159,100		

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
48	04-24-2012	MN	Maintenance	15,000	01-28-2014	100		STRIP & REROOF	02-10-2021	SJD	0	1	00	Measure & Listed
27	12-18-2007	MS	Miscellaneous	3,300		100		10X10 UTIL BLDG	01-28-2014	JLF	9	1	00	Measure & Listed
8	01-07-2002	AD	Addition	50,000		100		22x24 AD W/GRG UNDER	04-12-2013	VGS			20	Field Review
20010049	02-15-2001	AD	Addition	16,000	08-02-2002	100		FOR MASTER BATH	02-24-2010	DF		1	00	Measure & Listed
20000213	06-02-2000	AD	Addition	45,000	04-10-2001	100		1-STORY ADD AND DECK						
14920	05-07-1998	NC	New Construct	14,000	05-19-1999	100		22X40 INGR POOL						
14366	01-31-1997	NC	New Construct	219,000		100		2 STRY DWELW/AT3-CAR						

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	0094	1.978		1.0000	17.31	692,300
1	1010	Single Family	RC	Residual	0.321 AC	35,000.00	1.00000	5	1.00	0094	1.978		1.0000	1.59	22,200
Total Card Land Units					1.24 AC	Parcel Total Land Area					1.24	Total Land Value			714,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1935	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	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	04	Hip	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	Net Other Adj		1,472,328
Interior Floor 2	14	Carpet	Replace Cost		140,231
Heat Fuel	02	Oil	Year Built		1,612,560
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		2008
Bedrooms	5		Remodel Rating		G
Full Baths	5		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	5		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		1,402,900
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1373		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1935		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
SPL2	Ing Pool-Good	L	560	89.00	1998	A	70	C	1.00	34,900
PTO	Patio	L	650	15.00	1998	A	70	C	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,152	2,152	2,152	286.22	615,951
BSM	Basement	0	1,935	387	57.24	110,768
CTH	Cathedral Ceiling	0	632	63	28.53	18,032
FGR	Garage	0	888	355	114.42	101,609
FNS	Finished 90% Story	799	888	799	257.54	228,692
FOP	Open Porch	0	70	11	44.98	3,148
FUS	Finished Upper Story	1,323	1,323	1,323	286.22	378,672
PTO	Patio	0	336	17	14.48	4,866
WDK	Deck	0	373	37	28.39	10,590
Ttl Gross Liv / Lease Area		4,274	8,597	5,144		1,472,328

