

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GALLAGHER STEWART M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
GALLAGHER LAURIE D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,290,600	1,290,600
35 POSSUM RUN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	562,100	562,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4020 Total Acres 1.602 Chapter Lan GIS ID F_877655_2837751			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	91,900	91,900
						Total		1,944,600	1,944,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GALLAGHER STEWART M		26871 0003	10-24-2003	U	I	949,500	1	Year	Code	Assessed	Year	Code	Assessed	
BINGHAM WILLIAM D		21263 0298	12-31-2001	U	I	1	1F	2023	1010	991,500	2022	1010	910,700	
BINGHAM DEBORAH G		21263 0272	12-31-2001	U	I	1	1F	1010	1010	668,500	1010	1010	515,400	
								1010	1010	61,700	1010	1010	61,700	
						Total		1,721,700	Total		1,487,800	Total		1,253,900

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
0080				

NOTES									

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,290,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			91,900
Appraised Land Value (Bldg)			562,100
Special Land Value			0
Total Appraised Parcel Value			1,944,600
Valuation Method			C
Total Appraised Parcel Value			1,944,600

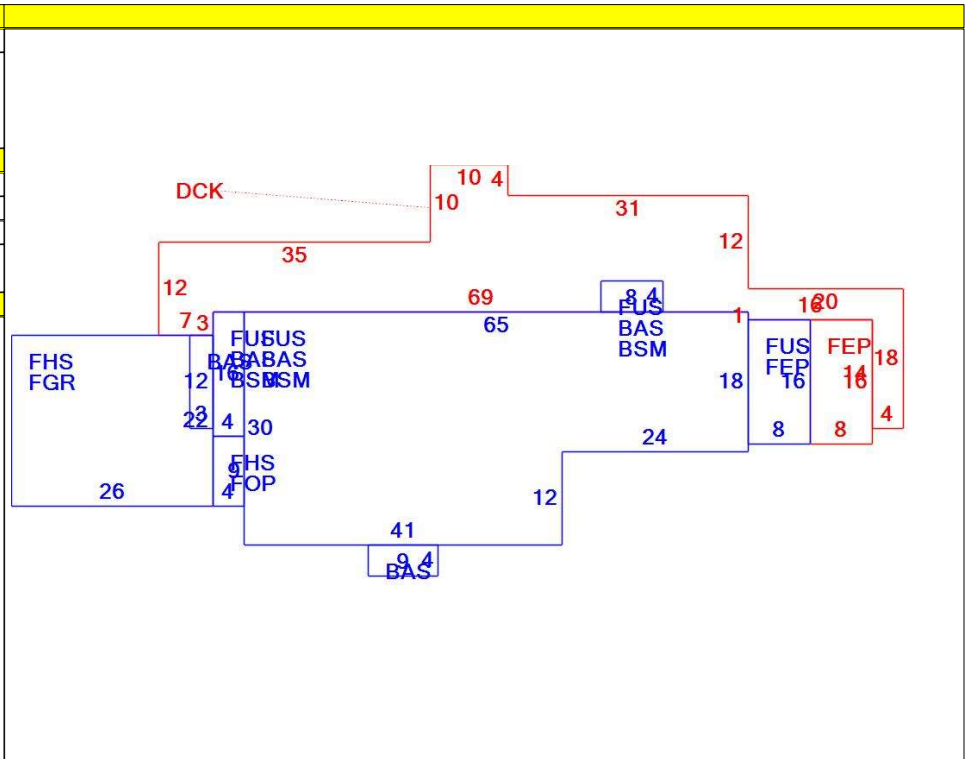
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QP-19-270	10-24-2019	MN		4,446		100	12-10-2019	CHIMNEY REPAIR		04-12-2013	VGS			20	Field Review
551	12-01-2005	AD	Addition	25,000		100		EX GAR,KITC,BTHRM		03-13-2013	AO	6	6	30	Quality Control
9999	06-16-2004	MN	Maintenance	12,000	06-16-2004	100		UPDATE EXISTING POOL		10-17-2006	KP		1	00	Measure & Listed
12653	01-04-1993	AD	Addition	6,000	01-01-1994	100		STORAGE SHED 4 POOL							
11016	10-17-1988	NC	New Construct			100		GUN POOL 26'X50'INGR							

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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	WP	Residual	0.685	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	36,000
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value			562,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1758	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1100				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1758				

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

COST / MARKET VALUATION	
Net Other Adj	1,449,255
Replace Cost	124,650
Year Built	1,573,905
Effective Year Built	1986
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	1,290,600
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
SPL2	Ing Pool-Good	L	1,100	89.00	1990	A	70	C	1.00	68,500
PHS	Pool House	L	216	143.00	1990	A	70	C	1.00	21,600
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,830	1,830	1,830	297.41	544,251
BSM	Basement	0	1,758	352	59.55	104,687
DCK	Deck	0	1,127	113	29.82	33,607
FEP	Finished Enclosed Porch	0	256	154	178.91	45,800
FGR	Garage	0	572	229	119.07	68,106
FHS	Finished Half Story	304	608	304	148.70	90,411
FOP	Open Porch	0	36	5	41.31	1,487
FUS	Finished Upper Story	1,886	1,886	1,886	297.41	560,906
Ttl Gross Liv / Lease Area		4,020	8,073	4,873		1,449,255



35 POSSUM RUN

