

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OSHAUGHNESSY COLE P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
OSHAUGHNESSY HEATHER B			0 Septic	0 Paved	0 Average	RESIDNTL	1010	708,400	708,400
77 MEETING HOUSE RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	532,400	532,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3069 Total Acres 1.038 Chapter Lan GIS ID F_876500_2836370			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,400	12,400
						Total		1,253,200	1,253,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OSHAUGHNESSY COLE P		LCC 127777	11-19-2018	Q	I	786,000	00	Year	Code	Assessed	Year	Code	Assessed
BROOKS MICHAEL S & BROOKS MELAN		LCC 121289	11-25-2014	Q	I	780,000	00	2023	1010	530,200	2022	1010	443,300
WOROBEL JESSE D & JACQUELINE E		LCC 119088	06-10-2013	Q	I	746,000	00		1010	633,200		1010	488,200
HEIDENREICH CHARLYN C		LCC 92651	12-31-1997	U	I	100	1F		1010	9,000		1010	9,000
CHARLYN C HEIDENREICH REVOCABLE		LCC 90154	08-28-1996	U	I	1	1F	Total		1,172,400	Total		940,500
						Total		Total		828,700	Total		828,700

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

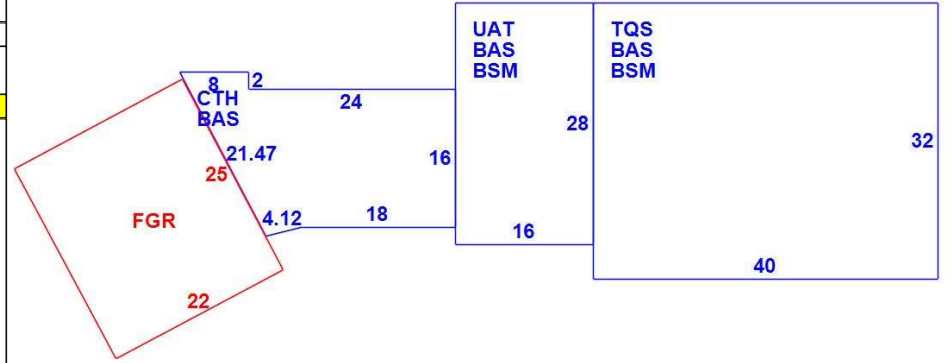
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	708,400	
0080					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	12,400	
					Appraised Land Value (Bldg)	532,400	
					Special Land Value	0	
					Total Appraised Parcel Value	1,253,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,253,200	

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
QPO-20-14 11838	10-26-2020 03-26-1991	MN RM	Maintenance Remodel	10,098 10,000	06-04-1996	100 100		Insulation/Weatherization CONVERT 16X14BREEZEW		09-14-2020 06-12-2019 04-22-2014 04-12-2013 01-25-2007	SJT SJD SJD VGS KP	5 9 9 20 1		20 01 01 20 00	Field Review Measure - No Entry Measure - No Entry Field Review 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	40,000 SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.120 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	6,300
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value			532,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1728	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	156.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	480				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1728				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		852,749	
Replace Cost		44,000	
Year Built		896,749	
Effective Year Built		1960	
Depreciation Code		2000	
Remodel Rating		VG	
Year Remodeled			
Depreciation %		21	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnd		708,400	
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
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,173	2,173	2,173	223.76	486,230
BSM	Basement	0	1,728	346	44.80	77,421
CTH	Cathedral Ceiling	0	445	45	22.63	10,069
FGR	Garage	0	550	220	89.50	49,227
TQS	Three Quarter Story	960	1,280	960	167.82	214,810
UAT	Unfinished Attic	0	448	67	33.46	14,992
Ttl Gross Liv / Lease Area		3,133	6,624	3,811		852,749



06/12/2019