

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEAHY MATTHEW			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
214 MEETING HOUSE RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	692,900	692,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	536,600	536,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2932 Total Acres 1.118 Chapter Lan GIS ID F_875295_2836760		Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	120,900	120,900		
						Total		1,350,400	1,350,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEAHY MATTHEW	LCC	122543	10-07-2015	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LEAHY MATTHEW P	LCC	115050	08-23-2010	Q	I	715,000	00	2023	1010	516,500	2022	1010	430,500	2021	1010	410,500
MORRIS THOMAS A III	0068	0000	06-22-1992	Q	I	1	00		1010	638,200		1010	492,000		1010	410,000
MORRIS THOMAS A III	L83142	0	09-21-1987	Q	I	345,000	00		1010	85,200		1010	85,200		1010	82,400
								Total		1,239,900	Total		1,007,700	Total		902,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES															
CENTRAL AIR 2ND FLOOR															

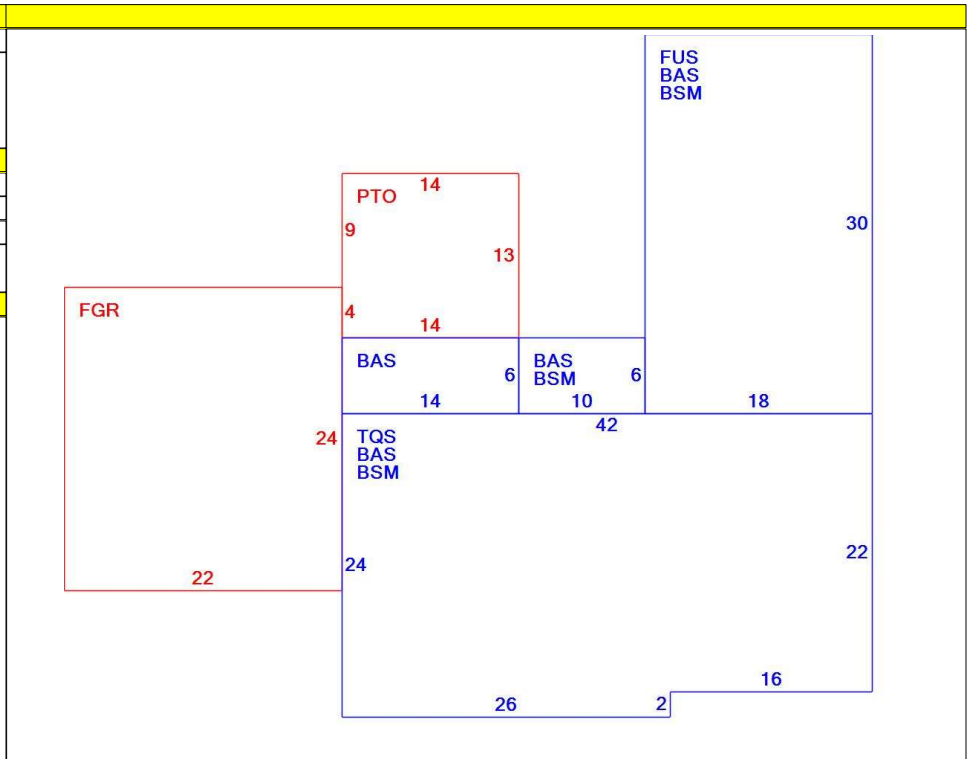
APPRAISED VALUE SUMMARY															
Appraised Bldg. Value (Card)														692,900	
Appraised Xf (B) Value (Bldg)														0	
Appraised Ob (B) Value (Bldg)														120,900	
Appraised Land Value (Bldg)														536,600	
Special Land Value														0	
Total Appraised Parcel Value														1,350,400	
Valuation Method														C	
Total Appraised Parcel Value														1,350,400	

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
2017-434	12-27-2017	NC	New Construct	82,000	05-31-2018	100		18' X 23' POOL HOUSE AND 11' INGRD VINYL SWIMMING POO		05-31-2018	JLF	5		01	Measure - No Entry
2017-214	07-03-2017	BP	Bldg Permit	47,095	05-31-2018	100		REMODEL BATHROOM		05-12-2016	SJD	9		01	Measure - No Entry
2015-420	12-07-2015	RM	Remodel	24,000		100		21 REPL WINDOWS		04-12-2013	VGS			20	Field Review
106	07-08-2011	MN	Maintenance	15,000		100		CHIMNEY CAP,BRICKS		11-22-2010	KP		1	00	Measure & Listed
94	06-16-2010	MN	Maintenance	3,500		100									

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	0.200	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	10,500
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value		536,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1576	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1576				

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		823,317	
Replace Cost		32,160	
Year Built		855,475	
Effective Year Built		1969	
Depreciation Code		2002	
Remodel Rating		VG	
Year Remodeled			
Depreciation %		19	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		81	
Cns Sect Rcnd		692,900	
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
SHD1	Shed	L	120	21.00	2010	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2011	A	70	C	1.00	8,700
SPL1	Ing Pool - Ave	L	800	64.00	2017	E	100	C	1.00	51,200
PHS	Pool House	L	414	143.00	2017	E	100	C	1.00	59,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,660	1,660	1,660	237.47	394,204
BSM	Basement	0	1,576	315	47.46	74,804
FGR	Garage	0	528	211	94.90	50,107
FUS	Finished Upper Story	540	540	540	237.47	128,235
PTO	Patio	0	182	9	11.74	2,137
TQS	Three Quarter Story	732	976	732	178.10	173,830
Ttl Gross Liv / Lease Area		2,932	5,462	3,467		823,317

