

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MADIGAN PATRICK S			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
MADIGAN COLLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	455,900	455,900
17 SHORT LN				0 Light		RES LAND	1010	996,200	996,200
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 9							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2464	District							
	Total Acres .21	Res Exem							
	Chapter Lan								
	GIS ID F_881126_2837861	Assoc Pid#							
						Total		1,452,100	1,452,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MADIGAN PATRICK S	LCC	129180	09-26-2019	Q	I	845,000	00	Year	Code	Assessed	Year	Code	Assessed			
CARTER MARY M	LCC	93615	06-30-1998	U	I	745,000	1	2023	1010	346,300	2022	1010	316,700			
WALSH MARY JOAN	LCC	88837	11-13-1995	Q	I	310,000	00		1010	853,100	2021	1010	576,100			
PAPE MARK B	LCC	86172	04-08-1994	U	I	263,000	1L									
								Total		1,199,400	Total		892,800	Total		808,500

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	455,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	996,200
Special Land Value	0
Total Appraised Parcel Value	1,452,100
Valuation Method	C
Total Appraised Parcel Value	1,452,100

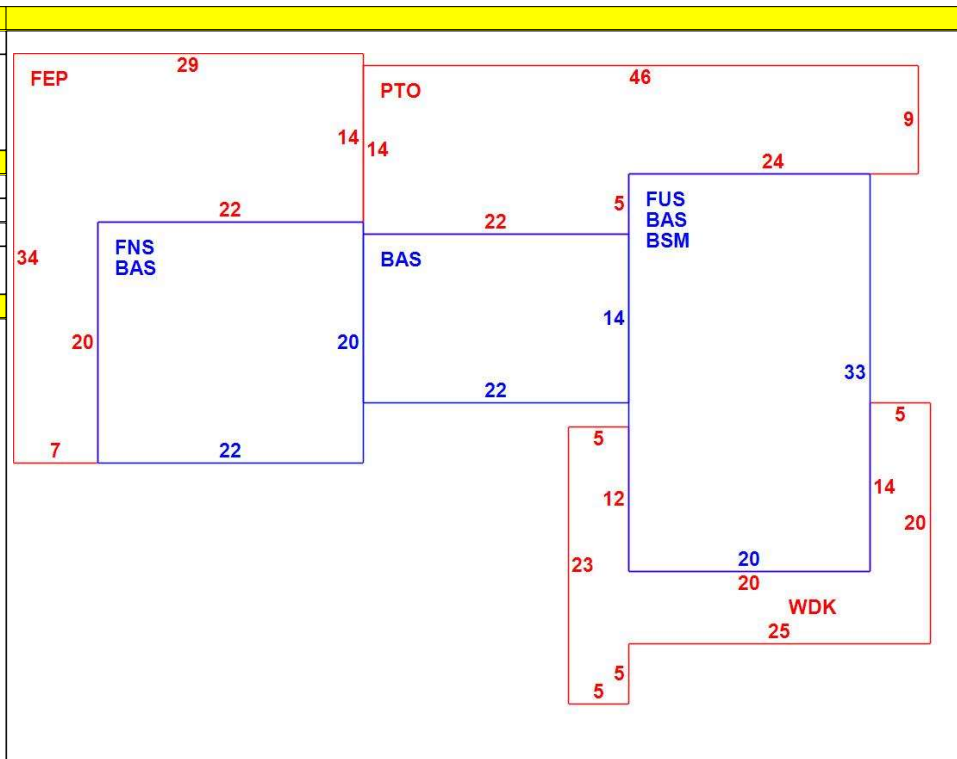
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES													
PORTION OF HSE. OLDER 1870+-													

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-22-22	09-28-2022	MN	Maintenance	7,500		100		Install 7 windows.			11-06-2019	SJD	9	1	00	Measure & Listed
QPO-21-1	01-06-2021	MN	Maintenance	3,797		100		Installation of 4 replacement wind			10-19-2016	JLF	10	1	00	Measure & Listed
2000378	09-26-2000	MN	Maintenance	23,000		100		STRIP REROOF (WOOD)			04-12-2013	VGS			20	Field Review
15274	01-04-1999	RM	Remodel	7,000	05-23-2000	100		2 BTHRMS/RPLC WINDOW			08-14-2000	KP		1	00	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	9,148 SF	28.33	1.00000	5	1.00	0090	3.661		V105	1.0500	108.90	996,200
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			996,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	660	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			613,237
Interior Floor 2			Net Other Adj		28,855
Heat Fuel	03	Gas	Replace Cost		642,092
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	06	Partial	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		455,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	660		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,408	1,408	1,408	205.51	289,356	
BSM	Basement	0	660	132	41.10	27,127	
FEP	Finished Enclosed Porch	0	546	328	123.46	67,407	
FNS	Finished 90% Story	396	440	396	184.96	81,381	
FUS	Finished Upper Story	660	660	660	205.51	135,636	
PTO	Patio	0	524	26	10.20	5,343	
WDK	Deck	0	335	34	20.86	6,987	
Ttl Gross Liv / Lease Area		2,464	4,573	2,984		613,237	

