

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PENDERGAST KERRY A FLANAGAN FAMILY IRREVOCABLE T 91 BAYRIDGE LN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DUXBURY MA 02332			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	317,700	317,700
				0 Medium		RES LAND	1010	436,700	436,700
SUPPLEMENTAL DATA									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2022 Total Acres .51 Chapter Lan GIS ID F_875435_2834363				Cyclical 7 Exemption W District Res Exem Assoc Pid#					
							Total	754,400	754,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PENDERGAST KERRY A FLANAGAN WILLIAM M		LCC 131000 LCC 63624	10-28-2020 06-27-1980	U U	I I	1 73,800	1A 1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010 1010	236,600 426,300	2022	1010 1010	197,000 364,900	2021	1010 1010	195,900 271,700
							Total	662,900		Total	561,900		Total	467,600		

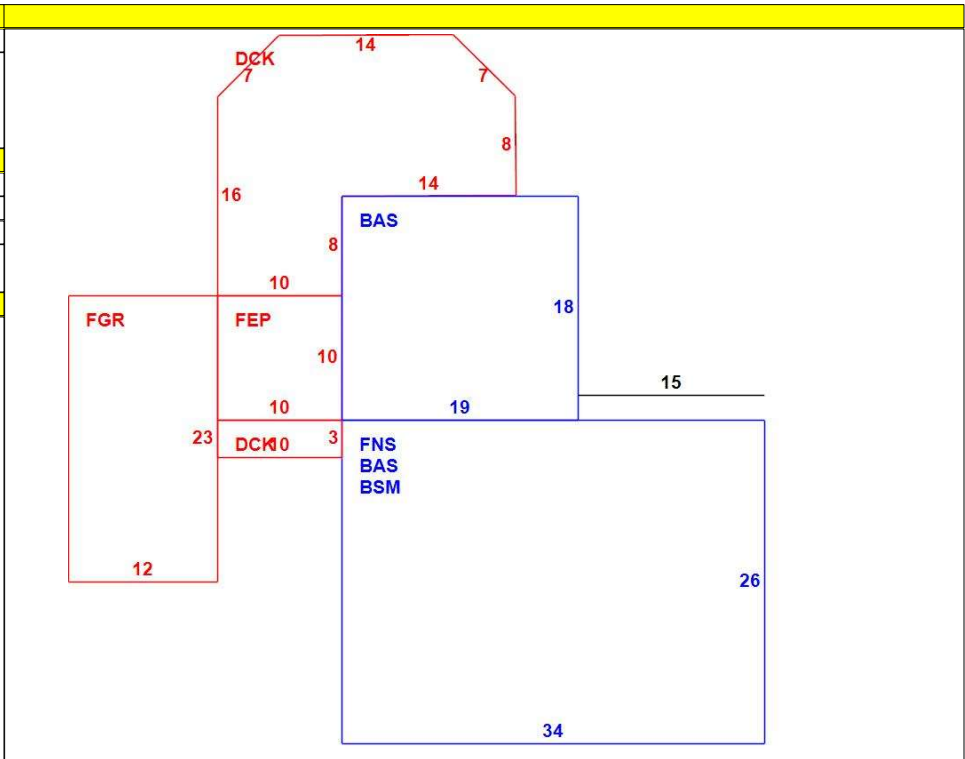
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						317,700		
0070										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						0		
										Appraised Land Value (Bldg)						436,700		
										Special Land Value						0		
										Total Appraised Parcel Value						754,400		
										Valuation Method						C		
										Total Appraised Parcel Value						754,400		

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
427	10-02-2002	MN	Maintenance	3,000		100		STRIP & REROOF		01-02-2020	SJT	10		00	Measure & Listed
										09-17-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										06-24-2008	BSB		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	22,216 SF	14.15	1.00000	5	1.00	0070	1.389			1.0000	19.66	436,700
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			436,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	884	
Model	01	Residential	Bsmt Type	00	N/A
Grade	04	Above Ave	Unfin Area	0.00	N/A
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		437,937
Interior Floor 2			Replace Cost		15,870
Heat Fuel	03	Gas	Year Built		453,807
Heat Type	05	Hot Water	Effective Year Built		1955
AC Type	01	None	Depreciation Code		1991
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		70
Extra Openings	0		Cns Sect Rcnld		317,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	884		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	1,226	1,226	1,226	181.79	222,877
BSM	Basement	0	884	177	36.40	32,177
DCK	Deck	0	396	40	18.36	7,272
FEP	Finished Enclosed Porch	0	100	60	109.08	10,908
FGR	Garage	0	276	110	72.45	19,997
FNS	Finished 90% Story	796	884	796	163.70	144,706
Ttl Gross Liv / Lease Area		2,022	3,766	2,409		437,937

