

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GALLAGHER RONALD N GALLAGHER BEATRICE G 15 BLODGETT AVE  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	480,400	480,400	
		SUPPLEMENTAL DATA		RES LAND		0	Medium	RESIDNTL	1010	317,000	317,000	
Alt Prcl ID		Cyclical		7								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2116		District										
Total Acres .124		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID F_876036_2833765		Total		798,600	798,600							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GALLAGHER RONALD N	57648	29	02-01-2023	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GALLAGHER RONALD N	51551	238	08-26-2019	Q	I	620,000	00	2023	1010	369,500	2022	1010	347,400	2021	1010	315,800
OCONNELL ALBERT	43608	0317	09-16-2013	Q	I	560,000	00		1010	292,000		1010	247,400		1010	217,200
MAZANEC MATTHEW P & KERRI L	29595	0063	12-02-2004	Q	I	524,900	00		1010	800		1010	800		1010	800
HORNE CHRISTIAN P	16557	0204	08-31-1998	Q	I	249,900	00	Total		662,300	Total		595,600	Total		533,800

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)	480,400			
0070					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	1,200			
					Appraised Land Value (Bldg)	317,000			
					Special Land Value	0			
					Total Appraised Parcel Value	798,600			
					Valuation Method	C			
					Total Appraised Parcel Value	798,600			

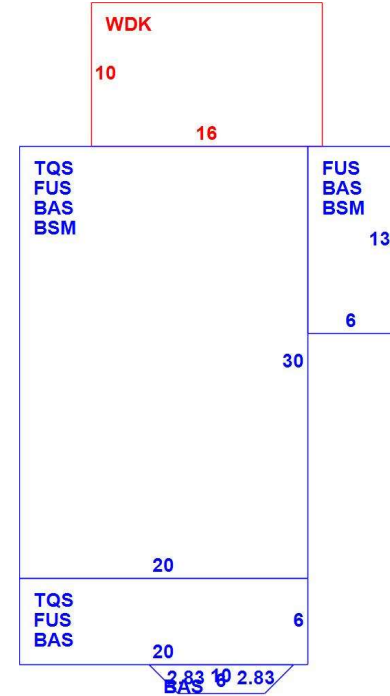
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
497	10-28-2005	RM	Remodel	15,000	09-30-2006	100		20X35 ATTIC SPACE		05-11-2020	SJD	9		20	Field Review
14839	03-09-1998	NC	New Construct	72,000	11-06-1998	100		20X36 2 STY		09-17-2018	SJD			20	Field Review
14838	03-09-1998	DM	Demolish	2,500		100		DEM EXISTING STRUCT		03-11-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-13-2013	AO	6	6	30	Quality Control
										09-30-2006	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	5,382	SF	42.40	1.00000	5	1.00	0070	1.389		1.0000	58.90	317,000
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			317,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	03	Colonial	Bsmt Area	678					
Model	01	Residential	Bsmt Type	04					
Grade	06	Good	Unfin Area	0.00	Full				
Stories	2.75								
Occupancy	1								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
Roof Structure	02	Shed							
Roof Cover	03	Asphalt							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	14	Carpet							
Interior Floor 2	12	Hardwood							
Heat Fuel	02	Oil							
Heat Type	05	Hot Water							
AC Type	01	None							
Bedrooms	4								
Full Baths	2								
Half Baths	1								
Extra Fixtures	2								
Total Rooms	7								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	0								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	578								
FBM Quality	03	Average							
Foundation	06	Poured Conc							
Bsmt Garage	0								
Bsmt Area	678								

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

COST / MARKET VALUATION				
Net Other Adj		506,465		
Replace Cost		45,748		
Year Built		1998		
Effective Year Built		2008		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		13		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		87		
Cns Sect Rcnld		480,400		
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
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	814	814	814	219.82	178,933
BSM	Basement	0	678	136	44.09	29,896
FUS	Finished Upper Story	798	798	798	219.82	175,416
TQS	Three Quarter Story	540	720	540	164.87	118,703
WDK	Deck	0	160	16	21.98	3,517
Ttl Gross Liv / Lease Area		2,152	3,170	2,304		506,465

