

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
FLAHERTY EDWARD		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
TUFANKJIAN-FLAHERTY ROSEMARY		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	640,400	640,400		
128 BAY RD				0	Heavy			RES LAND	1010	539,500	539,500		
SUPPLEMENTAL DATA												VISION	
DUXBURY MA 02332		Alt Prcl ID			Cyclical 7			RESIDNTL	1010	1,800	1,800		
		Scnd Home			Exemption								
		Tax Class T			W								
		Tot Fin Area 2749			District								
		Total Acres .48			Res Exem								
		Chapter Lan											
		GIS ID F_876498_2833554			Assoc Pid#								
									Total	1,181,700	1,181,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FLAHERTY EDWARD		LCC 102115	09-27-2002	Q	I	430,000	00	Year	Code	Assessed	Year	Code	Assessed	
TAYLOR ERIC CHAPMAN		LCC 102074	09-24-2002	U	I	100	1F	2023	1010	476,700	2022	1010	396,800	
									1010	526,300		1010	452,900	
									1010	1,200		1010	1,200	
									Total	1,004,200	Total	850,900	Total	727,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

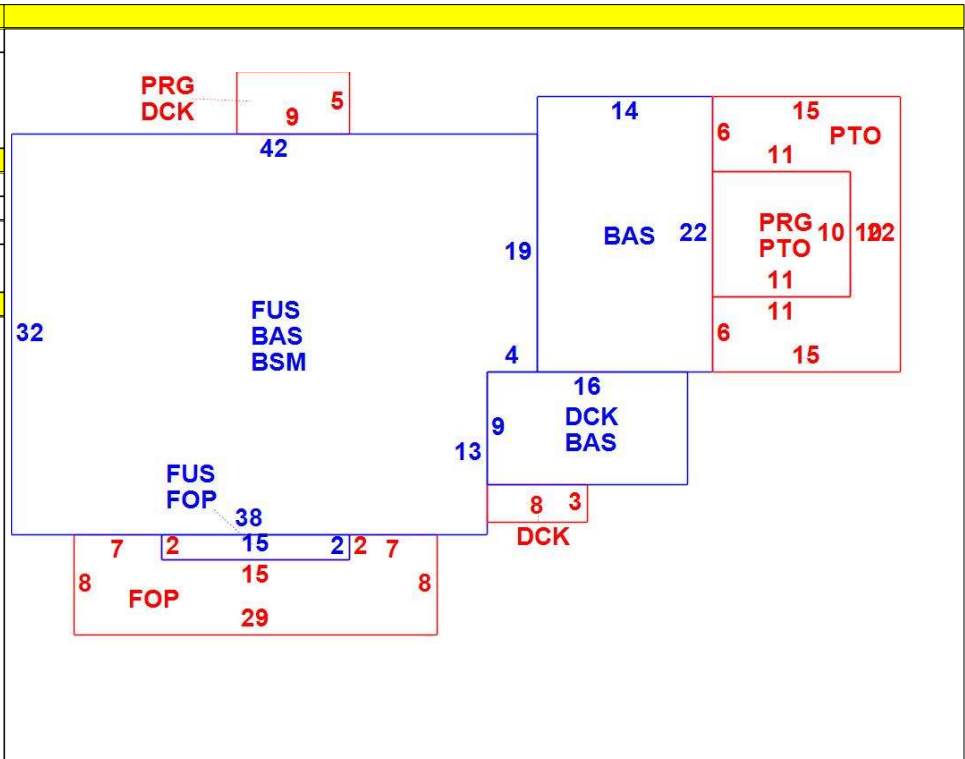
NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											

APPRAISED VALUE SUMMARY						
Appraised Bldg. Value (Card)						640,400
Appraised Xf (B) Value (Bldg)						0
Appraised Ob (B) Value (Bldg)						1,800
Appraised Land Value (Bldg)						539,500
Special Land Value						0
Total Appraised Parcel Value						1,181,700
Valuation Method						C
Total Appraised Parcel Value						1,181,700

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
119	07-09-2009	AD	Addition	108,500	06-30-2011	100		2NDSTY,8X28'CPORCH		03-10-2021	SJD	10	1	07	Measure - Info @ Door
673	12-22-2003	RM	Remodel	8,000	10-20-2004	100		CONVT GRG TO KITCHEN		04-12-2013	VGS			20	Field Review
										10-20-2010	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	20,909 SF	14.86	1.00000	5	1.00	0070	1.389		V125	1.2500	25.80	539,500
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			539,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1292	
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			736,882
Interior Floor 2			Net Other Adj		25,520
Heat Fuel	02	Oil	Replace Cost		762,404
Heat Type	04	Forced Air-Duc	Year Built		1952
AC Type	03	Central	Effective Year Built		2005
Bedrooms	2		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnld		640,400
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	1292		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	160	21.00	1965	F	55	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	215.91	376,538
BSM	Basement	0	1,292	258	43.11	55,703
DCK	Deck	0	213	21	21.29	4,534
FOP	Open Porch	0	232	35	32.57	7,557
FUS	Finished Upper Story	1,322	1,322	1,322	215.91	285,426
PRG	Pergola	0	155	16	22.29	3,454
PTO	Patio	0	330	17	11.12	3,670
Ttl Gross Liv / Lease Area		3,066	5,288	3,413		736,882

