

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ONEILL THOMAS M			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
ONEILL NANCY H			0 Septic	0 Paved	0 Very Good	RESIDNTL	1010	1,762,500	1,762,500
PO BOX 2779		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	4,026,500	4,026,500	
DUXBURY MA 02331		Alt Prcl ID Scnd Home 500327 Tax Class T Tot Fin Area 6563 Total Acres 6.828 Chapter Lan GIS ID F_879035_2833346			Cyclical Exemption W W District Res Exem Assoc Pid#	RESIDNTL	1010	101,000	101,000
						Total		5,890,000	5,890,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ONEILL THOMAS M		12807 0092	04-14-1994	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	1,343,000	2022	1010	1,229,700	
									1010	4,139,400		1010	3,397,900	
									1010	69,800		1010	69,800	
						Total		5,552,200	Total		4,697,400	Total		3,783,700

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)	1,762,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	101,000
Appraised Land Value (Bldg)	4,026,500
Special Land Value	0
Total Appraised Parcel Value	5,890,000
Valuation Method	C
Total Appraised Parcel Value	5,890,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES							

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
2013-157	08-26-2013	MN	Maintenance	45,000		100		STRIP & REROOF 50 SQUARE	04-12-2013	VGS			20	Field Review
14116	07-24-1996	NC	New Construct	20,000	09-21-1998	100		PIER/PLTFRM/RAMP/FLT	12-09-2006	KP		1	00	Measure & Listed
13392	08-31-1994	NC	New Construct	378,000	10-10-1995	100		HUGE HSE						

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	0090	3.661		W300	3.0000	96.11	3,844,200	
1	1010	Single Family	RC	Residual	1.992 AC	35,000.00	0.60164	5	1.00	0090	3.661			1.0007	1.77	153,600	
1	1010	Single Family	RC	Undevelop	3.920 AC	2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17	28,700	
Total Card Land Units					6.83 AC	Parcel Total Land Area					6.83	Total Land Value					4,026,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3043	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
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	4				
Half Baths	2				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	839				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	3043				

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

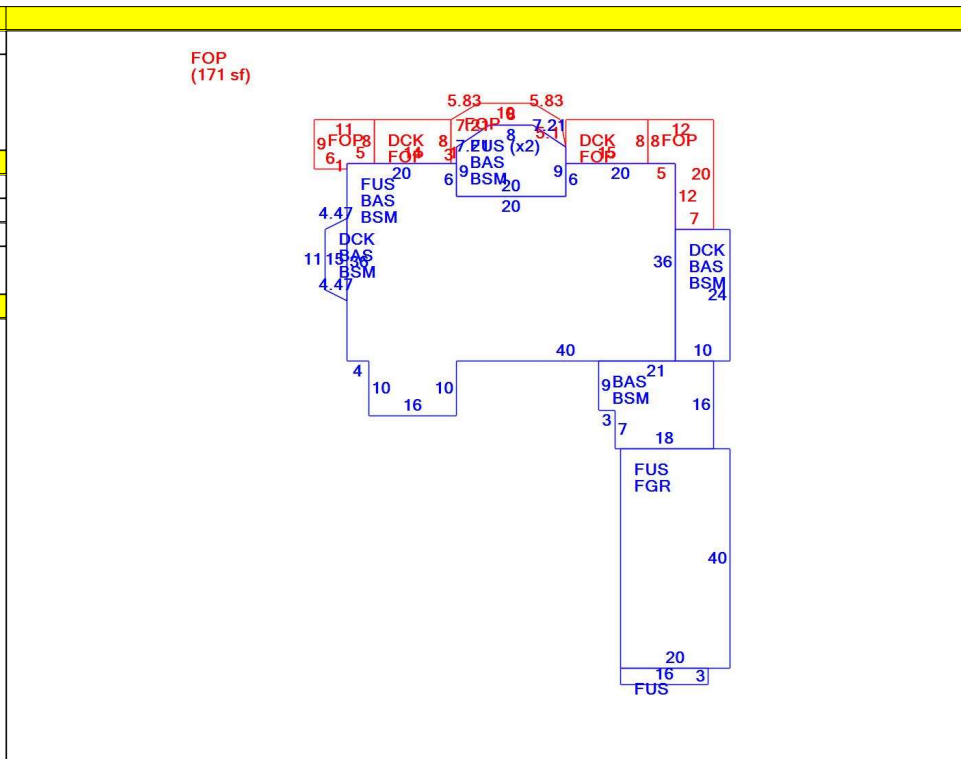
COST / MARKET VALUATION	
Net Other Adj	1,851,383
Replace Cost	1,958,342
Year Built	1995
Effective Year Built	2011
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	1,762,500
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
DCK	Dock	L	1,360	45.00	1998	A	70	C	1.00	42,800
PTO	Patio	L	500	15.00	1996	A	70	B	1.50	7,900
SPL2	Ing Pool-Good	L	516	89.00	1996	A	70	B	1.50	48,200
SHD1	Shed	L	96	21.00	1996	A	70	B	1.50	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,043	3,043	3,043	241.70	735,478
BSM	Basement	0	3,043	609	48.37	147,192
DCK	Deck	0	524	52	23.99	12,568
FGR	Garage	0	800	320	96.68	77,342
FOP	Open Porch	0	772	116	36.32	28,037
FUS	Finished Upper Story	3,520	3,520	3,520	241.70	850,766
Ttl Gross Liv / Lease Area		6,563	11,702	7,660		1,851,383



95 STANDISH ST

