

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
CALHOUN DAVID D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
209 STANDISH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,065,400	1,065,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	1,319,800	1,319,800	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4189 Total Acres 1.218 Chapter Lan GIS ID F_879170_2831634		Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	8,200	8,200		
Total								2,393,400	2,393,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CALHOUN DAVID D	LCC	123890	08-09-2016	Q	I	1,160,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
HERLIHYJOHN F & HERLIHY KERRY	LCC	114477	03-31-2010	U	I	840,000	1	2023	1010	793,400	2022	1010	660,800	2021	1010	602,500	
GRIGGS P C NELSON	108805	0	03-24-2006	Q	I	879,000	00		1010	1,151,300		1010	783,300		1010	661,600	
LOGUIDICE VALERIE	104094	0	09-12-2003	Q	I	735,000	00		1010	5,500		1010	5,500		1010	5,500	
Total										1,950,200			Total	1,449,600		Total	1,269,600

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)				1,065,400
0090						Appraised Xf (B) Value (Bldg)				0
						Appraised Ob (B) Value (Bldg)				8,200
						Appraised Land Value (Bldg)				1,319,800
						Special Land Value				0
						Total Appraised Parcel Value				2,393,400
						Valuation Method				C
						Total Appraised Parcel Value				2,393,400

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
19	02-06-2012	RM	Remodel	15,000		100		3X5 EXT OF EXBTH&RMB		06-14-2017	SJD	9		01	Measure - No Entry
175	09-20-2011	NC	New Construct	132,000		100		1314'ATTGAR,664'F2NF OP 6/1		04-12-2013	VGS			20	Field Review
174	09-20-2011	DM	Demolish	12,500		100		GARAGE		09-24-2012	KP		4	09	Total Refusal
137	05-14-2007	AD	Addition	55,000	09-25-2008	100		8X24&8X16,SNRM 16X18							

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			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.300	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	38,400
Total Card Land Units					1.22	AC	Parcel Total Land Area					1.22	Total Land Value			1,319,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1627	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		1,253,626
Heat Type	04	Forced Air-Duc	Replace Cost		45,600
AC Type	03	Central	Year Built		1,299,226
Bedrooms	3		Effective Year Built		1866
Full Baths	3		Depreciation Code		2003
Half Baths	1		Remodel Rating		E
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		1,065,400
FBM Quality			Dep % Ovr		
Foundation	03	Stone	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1627		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA

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

COST / MARKET VALUATION

Net Other Adj	1,253,626
Replace Cost	45,600
Year Built	1,299,226
Effective Year Built	1866
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	1,065,400
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
PTO	Patio	L	780	15.00	1990	A	70	C	1.00	8,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,591	2,591	2,591	254.18	658,586
BSM	Basement	0	1,627	325	50.77	82,609
FGR	Garage	0	912	365	101.73	92,776
FNS	Finished 90% Story	988	1,098	988	228.72	251,132
FOP	Open Porch	0	116	17	37.25	4,321
FUS	Finished Upper Story	75	75	75	254.18	19,064
PTO	Patio	0	714	36	12.82	9,151
TQS	Three Quarter Story	535	713	535	190.73	135,987
Ttl Gross Liv / Lease Area		4,189	7,846	4,932		1,253,626

