

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLANAGAN MARY C TT			0 Water	0 Dead End		Description	Code	Appraised	Assessed	905  DUXBURY, MA
MARY C FLANAGAN LIVING TRUST			0 No Sewer	0 Paved		RESIDNTL	1010	677,600	677,600	
34 ELDER BREWSTER RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	957,300	957,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2861 Total Acres .26 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	27,900	27,900	<b>VISION</b>
GIS ID F_881624_2830136		Assoc Pid#			Total		1,662,800	1,662,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLANAGAN MARY C TT	45253	0256	02-24-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FLANAGAN CHRISTOPHER M	45257	0126	02-23-2015	U	I	1	1A	2023	1010	522,200	2022	1010	431,600
FLANAGAN MARY C TT	43010	0298	05-01-2013	U	I	1	1A		1010	1,198,100		1010	1,085,400
FLANAGAN CHRISTOPHER M	42693	0245	02-19-2013	U	I	1	1A		1010	20,900		1010	20,900
FLANAGAN MARY C TT	39874	0064	04-26-2011	U	I	1	1F	Total		1,741,200	Total		1,537,900
								Total		1,174,900	Total		1,174,900

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total		400.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			677,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			27,900
Appraised Land Value (Bldg)			957,300
Special Land Value			0
Total Appraised Parcel Value			1,662,800
Valuation Method			C
Total Appraised Parcel Value			1,662,800

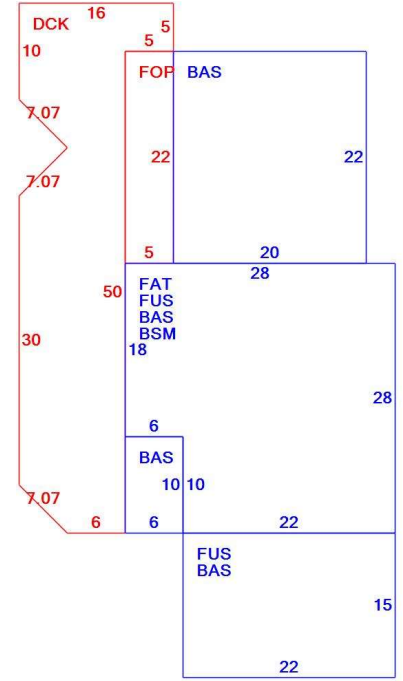
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-59	02-16-2022	RM	Remodel	30,000	06-02-2022	100		RMDL 1ST FL BATHRM	10-04-2016	JLF	10	1	00	Measure & Listed
BPO-21-440	10-05-2021	MN	Maintenance	56,818		100	11-15-2021	Replaced 27 windows.	04-12-2013	VGS			20	Field Review
									12-09-2006	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	11,326	SF 24.02	1.00000	5	1.00	0100	3.519		1.0000	84.52	957,300
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value		957,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	724	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.35				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	724				

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

COST / MARKET VALUATION	
Net Other Adj	789,553
Replace Cost	36,750
Year Built	826,304
Effective Year Built	1930
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 Rcnd	677,600
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
FGR1	Garage - 1 Sto	L	494	52.00	1980	A	70	C	1.00	18,000
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
GNR	GENERATOR	L	1	12400.00		A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,554	1,554	1,554	259.21	402,812
BSM	Basement	0	724	145	51.91	37,585
DCK	Deck	0	593	59	25.79	15,293
FAT	Finished Attic	217	724	217	77.69	56,249
FOP	Open Porch	0	110	17	40.06	4,407
FUS	Finished Upper Story	1,054	1,054	1,054	259.21	273,207
Ttl Gross Liv / Lease Area		2,825	4,759	3,046		789,553

