

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEHEGAN JAMES E & DIANE F			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
FLANAGAN LAUREL C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	737,600	737,600	
1 STANDISH RD				0 Light		RES LAND	1010	824,500	824,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	71,200	48,100	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2655		District								
Total Acres .368		Res Exem								
Chapter Lan										
GIS ID F_880497_2829022		Assoc Pid#								
							Total	1,633,300	1,610,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEHEGAN JAMES E & DIANE F		42159 67	10-30-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MEHEGAN JAMES E		17068 121	01-21-1999	U	I	1	1F	2023	1010	559,500	2022	1010	472,700
									1010	941,300		1010	866,100
									1010	28,000		1010	25,200
							Total	1,528,800	Total	1,366,800	Total	946,100	

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 737,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 71,200					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 824,500				
0100								Special Land Value 0				
NOTES							Total Appraised Parcel Value 1,633,300					
							Valuation Method C					
							Total Appraised Parcel Value 1,633,300					

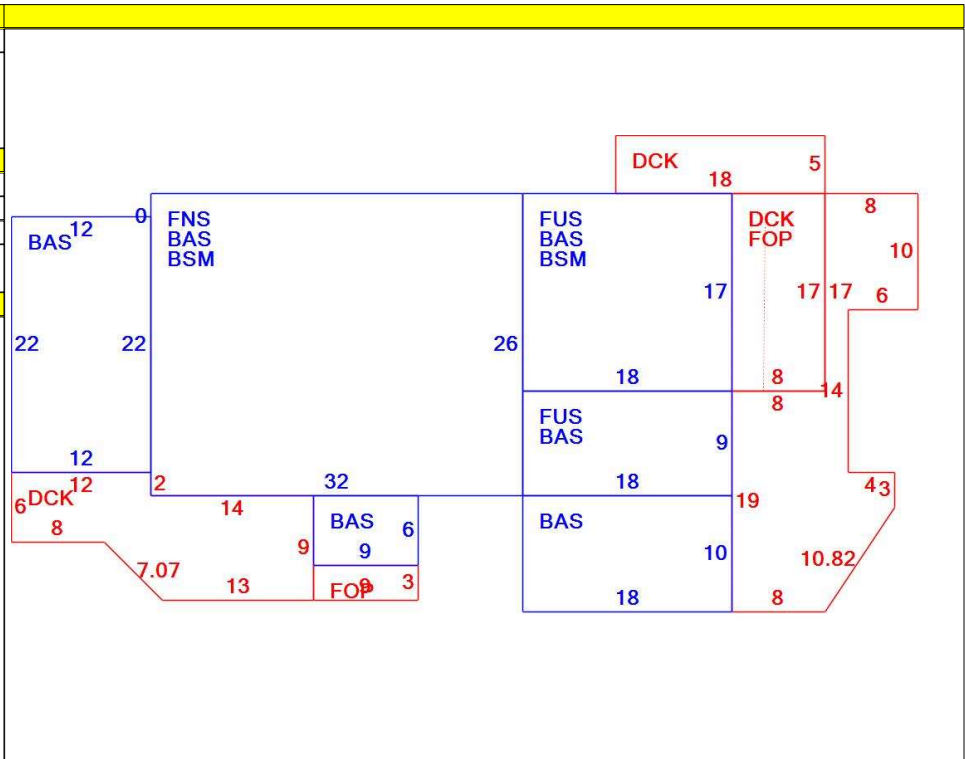
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-20-26	02-10-2020	RM		48,000		100	05-11-2020	REFURB KITCHEN & BATH/RE	07-31-2020	SJT	5		20	Field Review
2019-98	03-28-2019	SP	Solar Panels	27,620		100	07-03-2019	22 ROOF TOP SOLAR PANELS	07-09-2018	JLF	5		01	Measure - No Entry
2016-128	05-02-2016	MS	Miscellaneous	21,000	07-09-2018	100		CONSTRUCT A 11' SHED DOR	04-12-2013	VGS			20	Field Review
169	09-19-2011	NC	New Construct	5,000		100		10'SHED DORMER	03-29-2012	K-B		1	00	Measure & Listed
487	09-18-2003	MN	Maintenance	8,000		100		STRIP & RESHINGLE RF						
19990160	04-26-1999	NC	New Construct	14,000		100		INGRD UNHTD POOL						
1	10-06-1992	RM	Remodel	12,000	01-01-1993	100		DECK / REMODEL KITCH						

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	16,064 SF	18.23	1.00000	5	1.00	0100	3.519		E80 0.8000	51.32	824,500
Total Card Land Units					0.37 AC	Parcel Total Land Area					0.37	Total Land Value			824,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1138	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.85				
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	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1018				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1138				

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

COST / MARKET VALUATION	
Net Other Adj	874,381
Replace Cost	83,563
Year Built	1940
Effective Year Built	1998
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	737,600
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
SPL1	Ing Pool - Ave	L	576	64.00	1999	A	70	B	1.50	38,700
SHD1	Shed	L	48	21.00	1985	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700
SLR	Solar Panels	L	22	1050.00	2019	A	70	C	1.00	23,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,798	1,798	1,798	261.71	470,559
BSM	Basement	0	1,138	228	52.43	59,670
DCK	Deck	0	736	74	26.31	19,367
FNS	Finished 90% Story	749	832	749	235.60	196,023
FOP	Open Porch	0	163	24	38.53	6,281
FUS	Finished Upper Story	468	468	468	261.71	122,481
Ttl Gross Liv / Lease Area		3,015	5,135	3,341		874,381

