

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DEADY JEFFREY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
DEADY SARAH MACHADO			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	366,800	366,800	
5 SOUTHGATE LN				0 Light		RES LAND	1010	790,100	790,100	
SUPPLEMENTAL DATA										
HINGHAM MA 02043		Alt Prcl ID	Cyclical Exemption		8	RESIDNTL	1010	8,700	8,700	
		Scnd Home	LEASED							
		Tax Class	T		W W					
		Tot Fin Area	1664		District	SEAWALL 1 G1 OF				
		Total Acres	.138		Res Exem					
		Chapter Lan								
		GIS ID	F_887508_2849037		Assoc Pid#					
							Total	1,165,600	1,165,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEADY JEFFREY	LCC	127006	06-22-2018	U	I	415,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN MARK & KATHERINE	LCC	118246	11-06-2012	Q	I	725,000	00	2023	1010	291,000	2022	1010	255,900	2021	1010	241,600
BENINATI ANTHONY G & ELIZABETH A	LCC	101536	06-27-2002	Q	I	595,000	00		1010	606,800		1010	513,700		1010	402,800
FAHEY MARK G	LCC	97354	05-08-2000	U	I	100	1F		1010	6,300						
FAHEY MARK G	LCC	93814	07-30-1998	Q	I	229,900	00									
							Total	904,100	Total	769,600	Total	644,400				

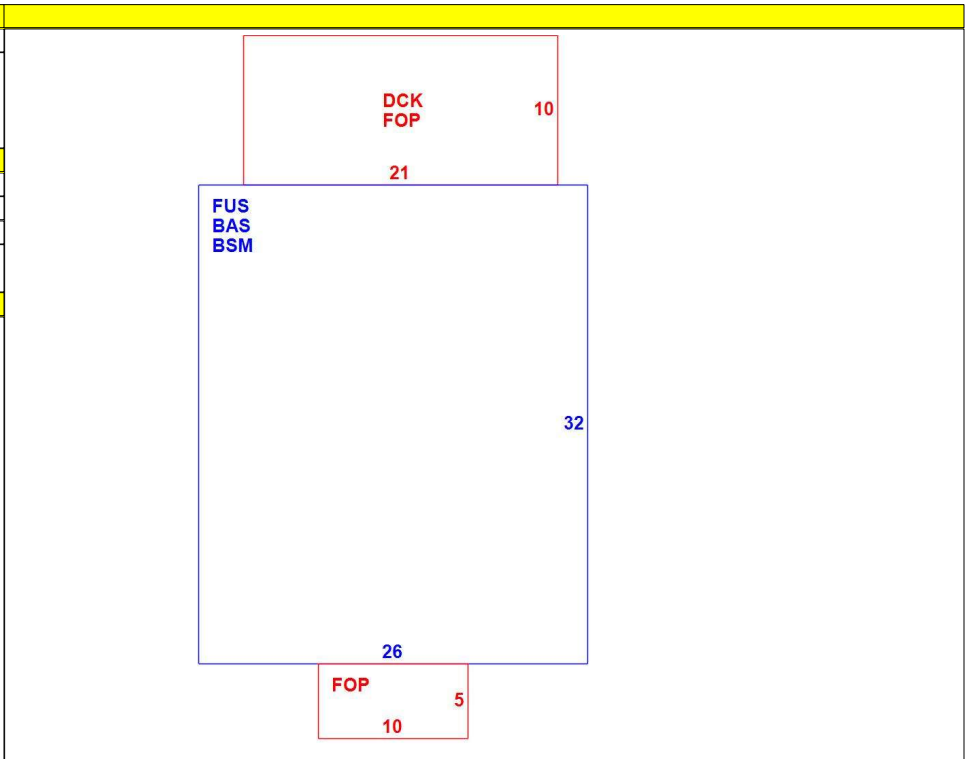
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int									
		Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	366,800
0120										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	8,700
										Appraised Land Value (Bldg)	790,100
										Special Land Value	0
										Total Appraised Parcel Value	1,165,600
										Valuation Method	C
										Total Appraised Parcel Value	1,165,600

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-21-520	04-08-2022	AD	Addition	25,000	09-28-2022	100		PLAN #AZ-032 2 STY DECK EA		09-28-2022	SJT	10		01	Measure - No Entry
2018-2000	05-30-2018	RM	Remodel	24,550	07-09-2018	100		RM DWELLING DUE TO STOR		08-18-2020	SJT	10		20	Field Review
20000293	07-28-2000	MN	Maintenance	2,000		100		STRIP AND REROOF		10-31-2018	SJD	7	1	06	Inspection Only
										07-09-2018	JLF	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										07-07-2011	KP-		1	01	Measure - No Entry

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	6,000 SF	38.90	1.00000	5	1.00	0120	2.096		W170,ES95	1.6150	131.68	790,100
					Total Card Land Units	0.14	AC	Parcel Total Land Area				0.14	Total Land Value			790,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	20	Laminate Wood			448,621
Interior Floor 2	12	Hardwood	Net Other Adj		15,660
Heat Fuel	03	Gas	Replace Cost		464,280
Heat Type	04	Forced Air-Duc	Year Built		1978
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		366,800
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	832		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
GNR	GENERATOR	L	1	12400.00	2015	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	832	832	832	237.37	197,488	
BSM	Basement	0	832	166	47.36	39,403	
DCK	Deck	0	210	21	23.74	4,985	
FOP	Open Porch	0	260	39	35.60	9,257	
FUS	Finished Upper Story	832	832	832	237.37	197,488	
Ttl Gross Liv / Lease Area		1,664	2,966	1,890		448,621	

