

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUGGAN FRANCIS J DUGGAN WINIFRED H 41 KEENE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	575,400	575,400
				0	Medium			RES LAND	1010	399,400	399,400
SUPPLEMENTAL DATA						RESIDNTL	1010	43,400	1,400	905 DUXBURY, MA	
Alt Prcl ID		Scnd Home		Cyclical Exemption		1					
Tax Class T		Tot Fin Area 2128		District		Res Exem					
Total Acres 7.548		Chapter Lan		Assoc Pid#							
GIS ID F_856090_2845478								Total		1,018,200	976,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUGGAN FRANCIS J		38997 0135	09-20-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUGGAN FRANCIS J & WINIFRED TR		30539 0280	05-17-2005	U	I	225,000	1P	2023	1010	424,500	2022	1010	387,900	2021	1010	355,100
									1010	426,400		1010	355,100		1010	297,600
									1010	0		1010	0		1010	0
								Total		850,900	Total		743,000	Total		652,700

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

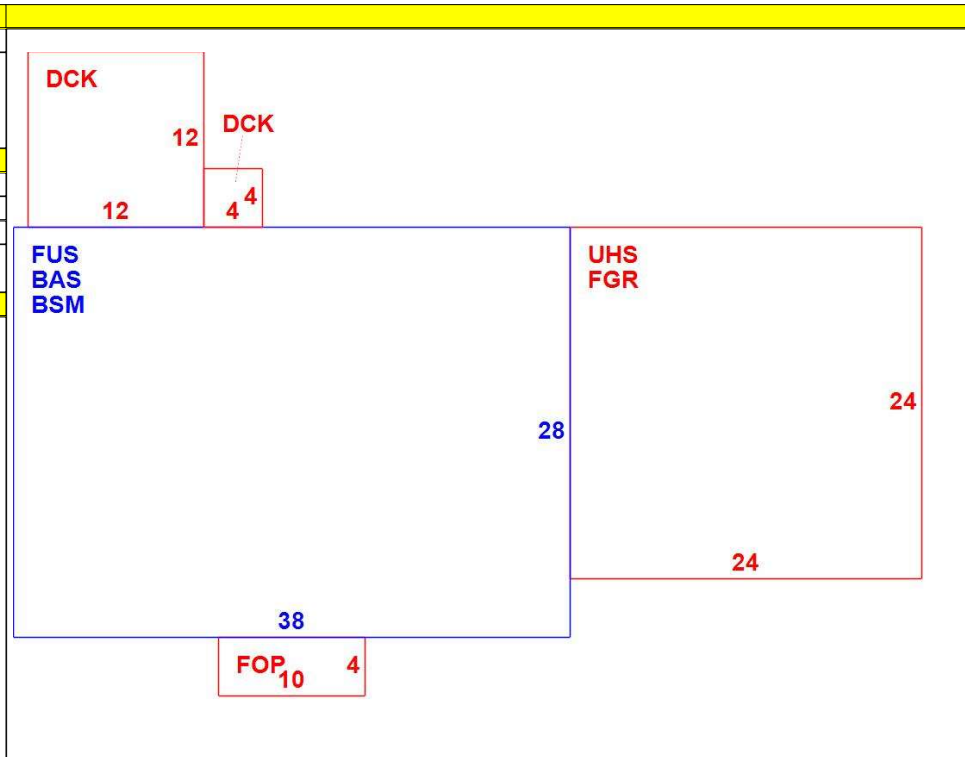
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	575,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,400
Appraised Land Value (Bldg)	399,400
Special Land Value	0
Total Appraised Parcel Value	1,018,200
Valuation Method	C
Total Appraised Parcel Value	1,018,200

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
2017-235	07-25-2017	SP	Solar Panels	46,656		100		INSTALL A 40 PANEL SOLAR A		10-12-2022	SJT	10		00	Measure & Listed
332	07-15-2005	AD	Addition	185,000	05-05-2006	100		SF DWELL 28X38,12X12		04-12-2013	VGS			20	Field Review
307	06-28-2005	NC	New Construct	20,000		100		FOUND,28X38,24X24 SF		05-05-2006	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000	
1	1010	Single Family	PD	Residual	1.630	AC 35,000.00	0.69079	5	1.00	0050	1.000			1.0000	39,400	
1	1010	Single Family	WP	Undevelop	5.000	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	10,000	
Total Card Land Units					7.55	AC	Parcel Total Land Area					7.55	Total Land Value			399,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1064	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	288.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	25	Vinyl Siding	C		Own
Exterior Wall 2			B		S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			601,053
Interior Floor 2			Net Other Adj		24,360
Heat Fuel	02	Oil	Replace Cost		625,412
Heat Type	10	Hydro-Air	Year Built		2005
AC Type	03	Central	Effective Year Built		2013
Bedrooms	2		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		8
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		92
Gas Fireplaces	0		Cns Sect Rcnd		575,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1064		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
SLR	Solar Panels	L	40	1050.00	2017	A	70	C	1.00	42,000
SHD1	Shed	L	96	21.00	2015	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	219.60	233,657
BSM	Basement	0	1,064	213	43.96	46,775
DCK	Deck	0	160	16	21.96	3,514
FGR	Garage	0	576	230	87.69	50,509
FOP	Open Porch	0	40	6	32.94	1,318
FUS	Finished Upper Story	1,064	1,064	1,064	219.60	233,657
UHS	Unfinished Half Story	0	576	144	54.90	31,623
Ttl Gross Liv / Lease Area		2,128	4,544	2,737		601,053

