

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CALLAHAN LAUREN B TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
12 BAY AVENUE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,490,100	1,490,100	
12 BAY AVE				0 Light		RES LAND	1010	1,574,700	1,574,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	15,600	15,600		
Alt Prcl ID		Cyclical 8								
Scnd Home		Exemption								
Tax Class T		W W								
Tot Fin Area 4189		District SEAWALL 2 G1 OF								
Total Acres .2656		Res Exem								
Chapter Lan										
GIS ID F_887241_2852468		Assoc Pid#								
							Total	3,080,400	3,080,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN LAUREN B TT		39421 0087	12-17-2010	U	I	1,051,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	1,128,500	2022	1010	1,030,700	2021	1010	847,600
									1010	1,272,200		1010	1,075,000		1010	916,600
									1010	8,900		1010	8,900		1010	8,900
							Total	2,409,600	Total	2,114,600	Total	1,773,100				

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)				1,490,100		
0120										Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				15,600		
										Appraised Land Value (Bldg)				1,574,700		
										Special Land Value				0		
										Total Appraised Parcel Value				3,080,400		
										Valuation Method				C		
										Total Appraised Parcel Value				3,080,400		

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
204	10-20-2011	AD	Addition	50,000	06-28-2012	100		25X28 G,UNFIN UPPER		03-04-2019	SJD	0	1	00	Measure & Listed
88	05-31-2011	RM	Remodel	100,000	06-30-2012	100		NEW FOUND,RMSTRUCTUR		01-30-2018	JLF	5		30	Quality Control
										08-08-2013	BH			01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-30-2012	KP	5	1	00	Measure & Listed
										04-19-2011	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	11,571 SF	23.61	1.00000	5	1.00	0120	2.096		W275	2.7500	136.09	1,574,700	
					Total Card Land Units	0.27	AC	Parcel Total Land Area					0.27	Total Land Value			1,574,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1276	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2.65				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,632,825
Interior Floor 2	12	Hardwood	Replace Cost		60,500
Heat Fuel	03	Gas	Year Built		1,693,324
Heat Type	05	Hot Water	Effective Year Built		1940
AC Type	03	Central	Depreciation Code		2009
Bedrooms	3		Remodel Rating		R
Full Baths	2		Year Remodeled		04
Half Baths	2		Depreciation %		12
Extra Fixtures	4		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		1,490,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1276		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
WDK	Deck	L	744	21.00	2018	E	100	C	1.00	15,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,535	1,535	1,535	320.35	491,737
BSM	Basement	0	1,276	255	64.02	81,689
FEP	Finished Enclosed Porch	0	431	259	192.51	82,971
FGR	Garage	0	730	292	128.14	93,542
FHS	Finished Half Story	588	1,176	588	160.18	188,366
FNS	Finished 90% Story	630	700	630	288.32	201,821
FOP	Open Porch	0	638	96	48.20	30,754
FUS	Finished Upper Story	1,436	1,436	1,436	320.35	460,023
WDK	Deck	0	64	6	30.03	1,922
Ttl Gross Liv / Lease Area		4,189	7,986	5,097		1,632,825

