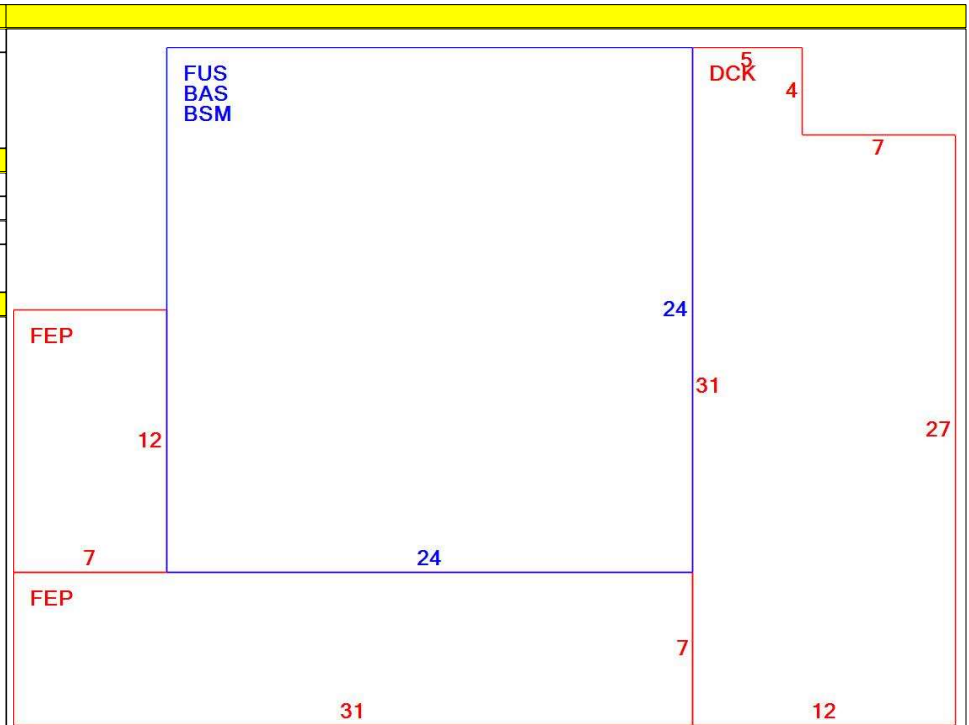


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
CALLAHAN JOSEPH M CALLAHAN JAMIE 12 BAY AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed	VISION		
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	248,900	248,900					
				0	Light			RES LAND	1010	455,400	455,400					
SUPPLEMENTAL DATA																
Alt Prcl ID				Cyclical				8								
Scnd Home				Exemption												
Tax Class T				W												
Tot Fin Area 1152				District												
Total Acres .135				Res Exem												
Chapter Lan																
GIS ID F_886940_2852221				Assoc Pid#												
									Total	704,300	704,300					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN JOSEPH M		40324 0312	09-16-2011	U	I	410,000	1A	Year	Code	Assessed	Year	Code	Assessed			
7 OCONNOR WAY REALTY TRUST		24607 0039	03-27-2003	U	I	10	1F	2023	1010	191,200	2022	1010	157,500			
CALLAHAN STEPHEN R SR		16148 0155	04-30-1998	Q	I	156,000	00		1010	377,300	2021	1010	160,400			
									Total	568,500	Total	476,800	Total	443,800		
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0120																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									08-31-2023	SJT	2		20	Field Review		
									04-12-2013	VGS			20	Field Review		
									09-18-2008	BSB		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	4,740 SF	45.82	1.00000	5	1.00	0120	2.096			1.0000	96.05	
1	1010	Single Family	RC	Undevelop	0.026 AC	2,000.00	1.00000	0	1.00	0120	2.096	ROW		1.0000	0.09	
Total Card Land Units					0.14 AC	Parcel Total Land Area					0.14	Total Land Value				455,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	576	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			329,583
Interior Floor 2			Net Other Adj		11,440
Heat Fuel	01	Wood/Coal/None	Replace Cost		341,023
Heat Type	11	Other	Year Built		1950
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		248,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	576		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	576	576	576	222.39	128,097	
BSM	Basement	0	576	115	44.40	25,575	
DCK	Deck	0	344	34	21.98	7,561	
FEP	Finished Enclosed Porch	0	301	181	133.73	40,253	
FUS	Finished Upper Story	576	576	576	222.39	128,097	
Ttl Gross Liv / Lease Area		1,152	2,373	1,482		329,583	

