

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
CALLAHAN LAUREN B TT 30 BAY AVE RLTY TRUST 12 BAY AVE				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RES LAND	1060	7,300	7,300								
				0	Light					RESIDNTL	1060	37,900	37,900								
SUPPLEMENTAL DATA														<b>VISION</b>							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres .1 Chapter Lan GIS ID F_887046_2852103						Cyclical Exemption W District SEAWALL 2 Res Exem		8													
										Total		45,200		45,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CALLAHAN LAUREN B TT				24607 0027		03-27-2003		U I		10 1F											
												Year Code Assessed		Year Code Assessed		Year Code Assessed					
												2023 1060 6,000		2022 1060 5,000		2021 1060 4,000					
												1060 27,500		1060 27,500		1060 27,500					
										Total		33,500		Total		32,500		Total		31,500	
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									<b>APPRAISED VALUE SUMMARY</b>									
			0.00									Appraised Bldg. Value (Card) 0									
												Appraised Xf (B) Value (Bldg) 0									
												Appraised Ob (B) Value (Bldg) 37,900									
												Appraised Land Value (Bldg) 7,300									
												Special Land Value 0									
												Total Appraised Parcel Value 45,200									
												Valuation Method C									
										Total Appraised Parcel Value				45,200							
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			
													08-31-2023	SJT	2		12	Property Est. - No Access			
													03-04-2019	SJD	0	1	00	Measure & Listed			
													01-01-2018	AO	3		99	Vacant Land			
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	1060	Vacant W/ Ob	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0120	2.096			1.0000		1.68	7,300				
Total Card Land Units					0.10 AC	Parcel Total Land Area					0.10	Total Land Value					7,300				

**CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings	Bsmt Area		
Model	00	Vacant	Bsmt Type		
Grade			Unfin Area		
Stories			<b>CONDO DATA</b>		
Occupancy			Parcel Id		C
Exterior Wall 1					Owne
Exterior Wall 2				B	S
Roof Structure			Adjust Type	Code	Description
Roof Cover			Condo Flr		Factor%
Interior Wall 1			Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1					0
Interior Floor 2					
Heat Fuel			Net Other Adj		
Heat Type			Replace Cost		
AC Type			Year Built		
Bedrooms			Effective Year Built		0
Full Baths			Depreciation Code		
Half Baths			Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms			Depreciation %		
Bath Style			Functional Obsol		
Kitchen Style			External Obsol		
Extra Kitchens			Trend Factor		1.000
Fireplaces			Condition		
Extra Openings			Condition %		
Gas Fireplaces			Percent Good		
Sq Ft Fin Bsmt			Cns Sect Rcnld		
FBM Quality			Dep % Ovr		
Foundation			Dep Ovr Comment		
Bsmt Garage			Misc Imp Ovr		
Bsmt Area			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

No Sketch

**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
FGR1	Garage - 1 Sto	L	816	52.00	1950	A	70	C	1.00	29,700
PERG	PERGOLA	L	336	35.00	2010	A	70	C	1.00	8,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

