

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MEEHAN THOMAS K			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MEEHAN LISA F			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	405,200	405,200
714 UNION ST				0 Medium		RES LAND	1010	354,000	354,000
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	10,500	10,500
Alt Prcl ID				Cyclical 1					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1988				District					
Total Acres 1.028				Res Exem					
Chapter Lan									
DUXBURY MA 02332	GIS ID F_859510_2850419		Assoc Pid#						
							Total	769,700	769,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEEHAN THOMAS K		5546 0409	01-06-1984	Q	V	96,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	321,500	2022	1010	304,500
									1010	368,200		1010	303,300
									1010	1,200		1010	900
								Total	690,900	Total	608,700	Total	541,300

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	405,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	354,000
Special Land Value	0
Total Appraised Parcel Value	769,700
Valuation Method	C
Total Appraised Parcel Value	769,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

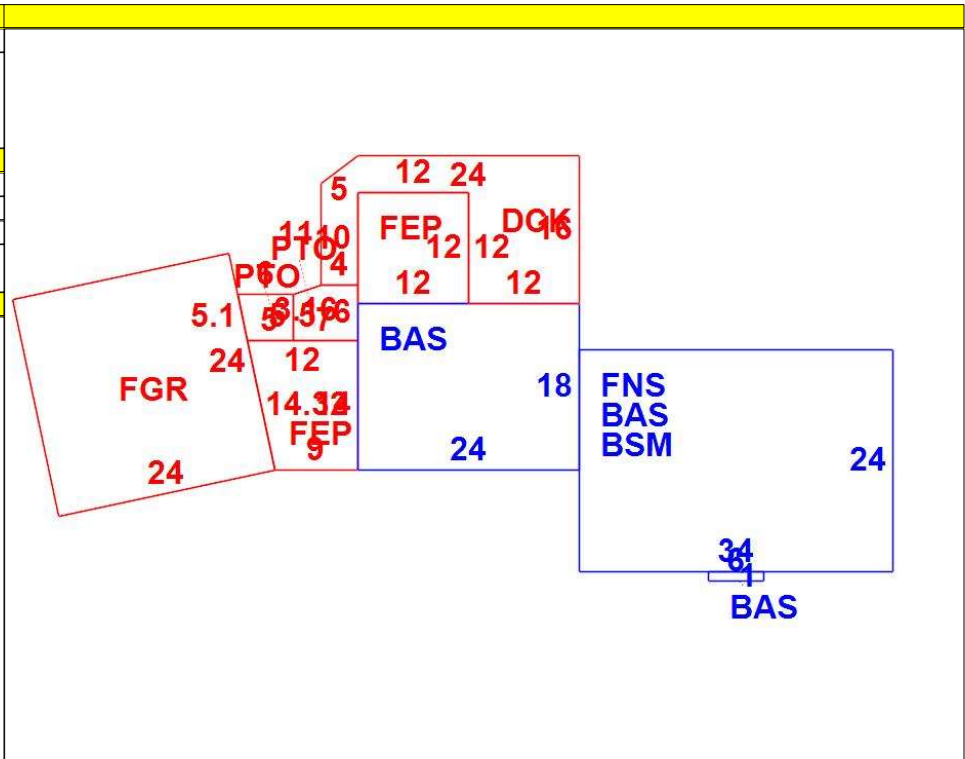
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-24	10-10-2018	MS	Miscellaneous	4,000		100		INSTALL A 10' X 12' UTILITY BL		10-13-2021	SJT	10		00	Measure & Listed
2018-213	10-09-2018	MN	Maintenance	17,250		100		REPLACE 16 WINDOWS		04-12-2013	VGS			20	Field Review
272	06-20-2005	MS	Miscellaneous	9,200		100		RE-ROOF		07-07-2007	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.115	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,000
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			354,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			495,374
Replace Cost			17,550
Year Built			512,924
Effective Year Built			1983
Depreciation Code			2000
Remodel Rating			G
Year Remodeled			
Depreciation %			21
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			79
Cns Sect Rcnld			405,200
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
SHD1	Shed	L	120	21.00	1997	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2022	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	1,254	1,254	1,254	191.41	240,031
BSM	Basement	0	816	163	38.24	31,200
DCK	Deck	0	290	29	19.14	5,551
FEP	Finished Enclosed Porch	0	291	175	115.11	33,497
FGR	Garage	0	576	230	76.43	44,025
FNS	Finished 90% Story	734	816	734	172.18	140,496
PTO	Patio	0	69	3	8.32	574
Ttl Gross Liv / Lease Area		1,988	4,112	2,588		495,374

