

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
GALLAGHER RICHARD R GALLAGHER DEBORAH D 426 KEENE ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		244,200	244,200			
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1010	350,700	350,700		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1632 Total Acres .92 Chapter Lan GIS ID F_858975_2850471		Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	34,600	34,600				
						Total		629,500		629,500					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
GALLAGHER RICHARD R		10321 0064	06-10-1991	Q	I	159,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	185,700	2022	1010	169,900		
									1010	364,700		1010	300,600		
									1010	19,600		1010	19,600		
								Total		570,000	Total		490,100		
								Total		423,900	Total		423,900		
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									
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	
									10-14-2021	SJT	10		00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									09-12-2007	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	PD	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	187				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

CONDO DATA			
Parcel Id		C	Own
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
			293,900
Net Other Adj			15,175
Replace Cost			309,074
Year Built			1976
Effective Year Built			2000
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			21
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			79
Cns Sect Rcnld			244,200
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

FUS  
BAS  
BSM

24

34

DCK  
4  
4

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
SPL1	Ing Pool - Ave	L	648	64.00	1980	A	70	C	1.00	29,000
SHD1	Shed	L	96	21.00	1976	A	70	C	1.00	1,400
FN1	Fence - Chain	L	80	24.00	1980	A	70	C	1.00	1,300
FN2	Fence - Wood	L	80	35.00	1980	A	70	C	1.00	2,000
SHD1	Shed	L	60	21.00	2000	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	163.55	133,457
BSM	Basement	0	816	163	32.67	26,659
DCK	Deck	0	16	2	20.44	327
FUS	Finished Upper Story	816	816	816	163.55	133,457
Ttl Gross Liv / Lease Area		1,632	2,464	1,797		293,900

