

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MEEHAN CHRISTOPHER		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MEEHAN ELIZABETH M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	335,700	335,700	
724 SUMMER ST				0	Heavy			RES LAND	1010	382,600	382,600	
								RESIDNTL	1010	31,400	31,400	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
Alt Prcl ID				Cyclical 1								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Acres 1.848		District		Res Exem						
GIS ID F_856852_2843167		Assoc Pid#										
										Total	749,700	749,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEEHAN CHRISTOPHER & ELIZABETH	57859	25	04-27-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MEEHAN CHRISTOPHER	16245	0092	05-29-1998	Q	I	230,900	00	2023	1010	253,600	2022	1010	231,400
GRAHAM MARK	16245	0091	05-29-1998	U	I	1	1A		1010	397,900		1010	327,900
GRAHAM DAVID M	14784	0267	11-15-1996	U	I	1	1A		1010	17,500		1010	17,500
GRAHAM DAVID M & BETTINA A	11128	0174	07-20-1992	Q	I	148,790	00	Total		669,000	Total		576,800
								Total		505,500	Total		505,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											

  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										335,700	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										31,400	
Appraised Land Value (Bldg)										382,600	
Special Land Value										0	
Total Appraised Parcel Value										749,700	
Valuation Method										C	
Total Appraised Parcel Value										749,700	

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
102	08-27-2009	MN	Maintenance	7,700		100		RPL 24 WINDOWS	08-11-2014	JLF	10		01	Measure - No Entry
200105	04-23-2001	NC	New Construct		07-12-2002	100		VINAL BLDG/POOL ZP	04-12-2013	VGS			20	Field Review
20010127	04-13-2001	NC	New Construct	12,500	07-12-2002	100		UNHTD INGRND POOL	07-12-2002	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	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	0.930	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	32,600
Total Card Land Units					1.85	AC	Parcel Total Land Area					1.85	Total Land Value		382,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	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	11	Clapboard			
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	03	Gas	Net Other Adj		459,110
Heat Type	05	Hot Water	Replace Cost		13,650
AC Type	01	None	Year Built		472,760
Bedrooms	4		Effective Year Built		1972
Full Baths	1		Depreciation Code		1992
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		335,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	816		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
SPL1	Ing Pool - Ave	L	648	64.00	2001	A	70	C	1.00	29,000
SHD1	Shed	L	80	21.00	2001	A	70	C	1.00	1,200
SHD1	Shed	L	80	21.00	2001	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,001	1,001	1,001	202.79	202,990
BSM	Basement	0	816	163	40.51	33,054
DCK	Deck	0	224	22	19.92	4,461
FGR	Garage	0	480	192	81.11	38,935
FOP	Open Porch	0	15	2	27.04	406
FUS	Finished Upper Story	884	884	884	202.79	179,264
Ttl Gross Liv / Lease Area		1,885	3,420	2,264		459,110

