

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
GALLAGHER BRANDON W GALLAGHER ASHLEY T 7 PRATT CIR DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	Total						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,051,900	1,051,900							
		SUPPLEMENTAL DATA		0	Heavy	0	Heavy	RES LAND	1010	364,700	364,700							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4074 Total Acres 1.338 Chapter Lan GIS ID F_856752_2842926		Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010	10,500	10,500	10,500	Total		1,427,100	1,427,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
GALLAGHER BRANDON W		48621	0025	06-30-2017	Q	I		890,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VEITKUS DANIEL L II & JILL K		43149	0183	06-03-2013	Q	I		848,000	00	2023	1010	796,500	2022	1010	727,500	2021	1010	604,700
OHEIM HENRY V JR & JANE A		30453	0155	05-02-2005	Q	I		945,000	00		1010	379,300		1010	312,600		1010	260,500
RHB DEVELOPMENT INC		23641	0199	12-10-2002	U	V		675,000	1		1010	7,700		1010	7,700		1010	4,300
Total										Total		1,183,500	Total		1,047,800	Total		869,500
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				0.00														
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,051,900				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				10,500				
										Appraised Land Value (Bldg)				364,700				
										Special Land Value				0				
										Total Appraised Parcel Value				1,427,100				
										Valuation Method				C				
										Total Appraised Parcel Value				1,427,100				
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		
285	06-17-2004	NC	New Construct	316,000	10-06-2005	100		SNGL FAM DWELL/GAR/P			11-14-2017	SJD	9		01	Measure - No Entry		
											03-25-2014	SJD	9	1	00	Measure & Listed		
											04-12-2013	VGS			20	Field Review		
											10-05-2005	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	350,000	
1	1010	Single Family	RC	Residual	0.420	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	14,700	
Total Card Land Units					1.34	AC	Parcel Total Land Area					1.34	Total Land Value			364,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2540	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	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			1,140,122
Interior Floor 2			Net Other Adj		41,825
Heat Fuel	02	Oil	Replace Cost		1,181,947
Heat Type	05	Hot Water	Year Built		2005
AC Type	03	Central	Effective Year Built		2010
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		11
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnd		1,051,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2540		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
GNR	GENERATOR	L	1	12400.00	2008	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,540	2,540	2,540	222.99	566,382
BSM	Basement	0	2,540	508	44.60	113,276
CTH	Cathedral Ceiling	0	384	38	22.07	8,473
FGR	Garage	0	576	230	89.04	51,287
FHS	Finished Half Story	294	588	294	111.49	65,558
FOP	Open Porch	0	152	23	33.74	5,129
FSP	Screened Porch	0	280	56	44.60	12,487
FUS	Finished Upper Story	1,240	1,240	1,240	222.99	276,501
UHS	Unfinished Half Story	0	704	176	55.75	39,245
WDK	Deck	0	80	8	22.30	1,784
Ttl Gross Liv / Lease Area		4,074	9,084	5,113		1,140,122

