

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MONEGHAN KELLY A TT		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MONEGHAN FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	148,800	148,800	
64 BIRCH ST				0	Heavy			RES LAND	1010	368,200	368,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	46,300	46,300	
Alt Prcl ID		Cyclical 1				Total				563,300	563,300	VISION
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 960		District										
Total Acres 1.438		Res Exem										
Chapter Lan												
GIS ID F_858472_2840732		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MONEGHAN KELLY TT	57844	102	04-21-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MONEGHAN KELLY A TT	46420	0136	12-23-2015	U	I	1	1A	2023	1010	158,600	2022	1010	141,000	2021	1010	139,800
LARAMEE KELLY	22908	0158	09-20-2002	Q	I	300,000	00		1010	382,900		1010	315,600		1010	263,000
									1010	35,500		1010	35,500		1010	35,500
		Total						Total		577,000	Total		492,100	Total		438,300

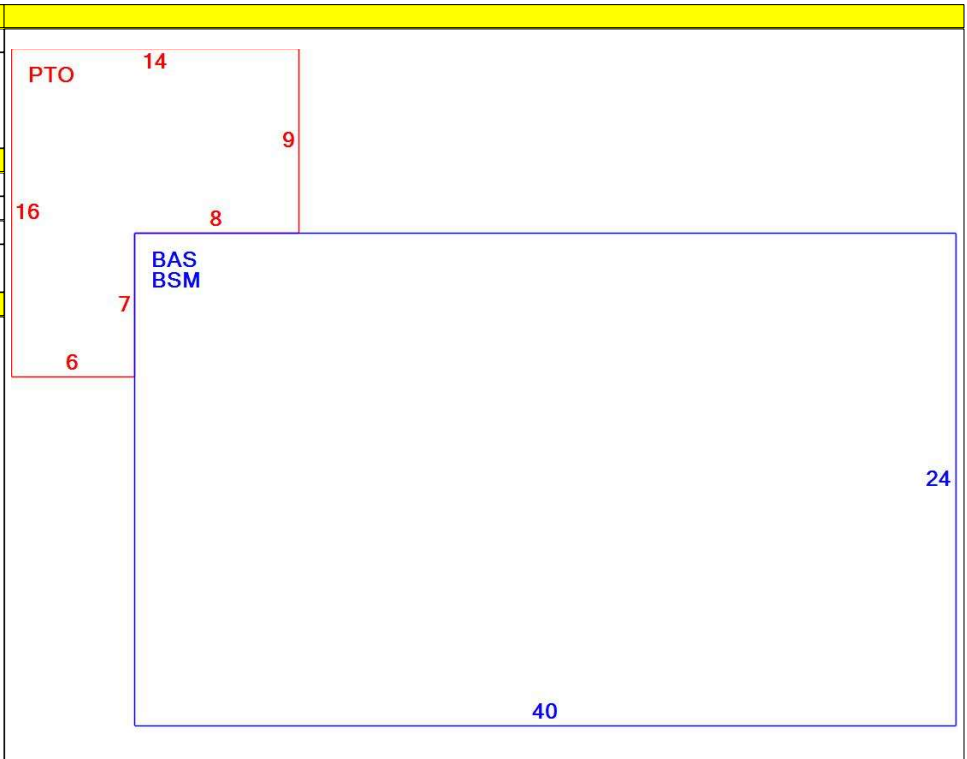
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES						Appraised Bldg. Value (Card)					148,800
						Appraised Xf (B) Value (Bldg)					0
						Appraised Ob (B) Value (Bldg)					46,300
						Appraised Land Value (Bldg)					368,200
						Special Land Value					0
						Total Appraised Parcel Value					563,300
						Valuation Method					C
						Total Appraised Parcel Value					563,300

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
2015-2519	08-18-2015 06-04-2003	NC AD	New Construct Addition	37,250	05-12-2016 08-25-2004	100 100		CONSTRUCT A 24' X 24' DETAC 8 X 12 SHED		05-12-2016 04-12-2013 08-25-2004	JLF VGS KP	5	1	01 20 00	Measure - No Entry Field Review 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	0.520	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	18,200
Total Card Land Units					1.44	AC	Parcel Total Land Area					1.44	Total Land Value			368,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	960	
Model	01	Residential	Bsmt Type	05	
Grade	03	Average	Unfin Area	0.00	Full Raised
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			173,350
Interior Floor 2			Net Other Adj		39,250
Heat Fuel	03	Gas	Replace Cost		212,600
Heat Type	05	Hot Water	Year Built		1961
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnld		148,800
Sq Ft Fin Bsmt	910		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		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	96	21.00	2000	A	70	C	1.00	1,400
FGR1	Garage - 1 Sto	L	576	52.00	2015	E	100	B	1.50	44,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	149.44	143,462	
BSM	Basement	0	960	192	29.89	28,692	
PTO	Patio	0	168	8	7.12	1,196	
Ttl Gross Liv / Lease Area		960	2,088	1,160		173,350	

