

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACDONALD CRAIG DIXON & CLAIR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MACDONALD FAMILY LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	474,300	474,300
PO BOX 2513				0 Heavy		RES LAND	1010	350,100	350,100
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 1					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2224				District					
Total Acres .918				Res Exem					
Chapter Lan									
GIS ID F_857240_2843331				Assoc Pid#					
						Total		824,400	824,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACDONALD CRAIG DIXON & CLAIRE F		47565 0279	10-06-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MACDONALD CRAIG D		21067 0117	12-06-2001	Q	I	443,500	00	2023	1010	361,200	2022	1010	330,900
DUFFY TIMOTHY		13800 0293	08-31-1995	Q	I	213,000	00		1010	364,100	2021	1010	300,100
						Total		725,300	Total	631,000	Total	560,300	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	474,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,100
Special Land Value	0
Total Appraised Parcel Value	824,400
Valuation Method	C
Total Appraised Parcel Value	824,400

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
2017-176	08-28-2017	MN	Maintenance	39,515		100		REPLACE 24 WINDOWS	11-01-2022	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-24-2003	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	40,007 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,100	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1168	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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	Net Other Adj		543,452
Heat Type	05	Hot Water	Replace Cost		35,018
AC Type	01	None	Year Built		578,469
Bedrooms	4		Effective Year Built		1987
Full Baths	2		Depreciation Code		2003
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		18
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		82
Sq Ft Fin Bsmt	250		Cns Sect Rcnld		474,300
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1168		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,084	1,084	1,084	216.60	234,795
BSM	Basement	0	1,168	234	43.39	50,685
DCK	Deck	0	512	51	21.58	11,047
FUS	Finished Upper Story	1,140	1,140	1,140	216.60	246,925
Ttl Gross Liv / Lease Area		2,224	3,904	2,509		543,452

