

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
MCCLOUGHLIN PATRICK				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed								
90 PINE ST				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	428,500	428,500								
						0 Medium				RES LAND	1010	366,900	366,900								
DUXBURY MA 02332														VISION							
SUPPLEMENTAL DATA																					
Alt Prcl ID						Cyclical 2															
Scnd Home						Exemption															
Tax Class T						W															
Tot Fin Area 1924						District															
Total Acres 1.402						Res Exem															
Chapter Lan																					
GIS ID F_856737_2834255						Assoc Pid#															
											Total		795,400	795,400							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MCCLOUGHLIN PATRICK				55229	268	06-29-2021		Q	I	809,000		00	Year	Code	Assessed	Year	Code	Assessed			
BARRY BRIAN C				40081	0124	06-30-2011		Q	I	456,000		00	2023	1010	329,400	2022	1010	302,600	2021	1010	275,300
VANDERVEEN TIMOTHY J				25483	0044	06-18-2003		Q	I	420,000		00		1010	381,600		1010	314,400		1010	262,000
BIGGINS KEVIN M				15845	0323	01-30-1998		Q	I	220,000		00									
KEARNEY MICHAEL B				12757	0085	03-25-1994		Q	I	215,000		00									
											Total		711,000	Total	617,000	Total	537,300				
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				Appraised Bldg. Value (Card)				428,500					
0050												Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				366,900					
												Special Land Value				0					
												Total Appraised Parcel Value				795,400					
												Valuation Method				C					
												Total Appraised Parcel Value				795,400					
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				
BPO-23-341	09-14-2023	SP	Solar Panels	23,100		0		28 ROOF MOUNTED SOLAR PA				11-10-2021	SJD	9	1	07	Measure - Info @ Door				
23	03-10-2010	MN	Maintenance	4,500		100		REROOF				04-12-2013	VGS			20	Field Review				
12417	07-07-1992	AD	Addition	3,500	01-01-1993	100		OPEN DECK 14 X 18'				12-01-2011	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000				
1	1010	Single Family	PD	Residual	0.484	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	16,900				
Total Card Land Units					1.40	AC	Parcel Total Land Area					1.40	Total Land Value					366,900			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	1128				
Model	01	Residential	Bsmt Type	04				
Grade	06	Good	Unfin Area	0.00	Full			
Stories	2							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				498,293		
Interior Floor 2			Net Other Adj			44,080		
Heat Fuel	02	Oil	Replace Cost			542,373		
Heat Type	05	Hot Water	Year Built			1979		
AC Type	01	None	Effective Year Built			2000		
Bedrooms	4		Depreciation Code			G		
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	1		Depreciation %			21		
Total Rooms	8		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	1		Condition %					
Extra Openings	0		Percent Good			79		
Gas Fireplaces	0		Cns Sect Rcnld			428,500		
Sq Ft Fin Bsmt	500		Dep % Ovr					
FBM Quality			Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	2		Misc Imp Ovr Comment					
Bsmt Area	1128		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	1,040	1,040	1,040	229.10	238,264	
BSM	Basement	0	1,128	226	45.90	51,777	
DCK	Deck	0	252	25	22.73	5,728	
FUS	Finished Upper Story	884	884	884	229.10	202,524	
Ttl Gross Liv / Lease Area		1,924	3,304	2,175		498,293	

