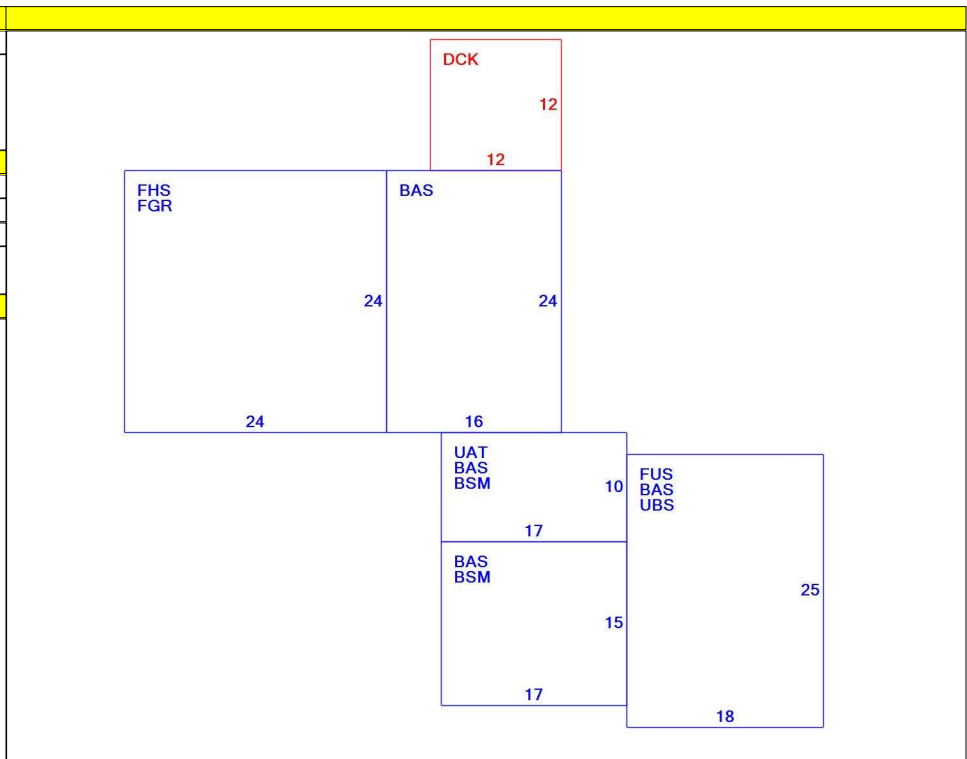


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
MCDONALD MARTIN SCOTT MCDONALD KATHERINE A 80 PINE ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	291,200	291,200	<b>VISION</b>				
										RES LAND	1010	361,600	361,600					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2039 Total Acres 1.248 Chapter Lan GIS ID F_856890_2834292				Cyclical 2 Exemption W District Res Exem Assoc Pid#														
										Total		652,800	652,800					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
MCDONALD MARTIN SCOTT			39291	0108	11-19-2010		Q	I	335,000		00	Year	Code	Assessed	Year	Code	Assessed	
SWEENEY JOHN TT			38681	0329	06-29-2010		U	I	260,000		1	2023	1010	222,300	2022	1010	203,700	
ANABEL RONALD M			33328	0109	09-08-2006		U	I	1		1F		1010	376,100		1010	309,900	
DAYS ROBERT			30928	0334	07-15-2005		U	I	100		1F							
DAYS ROBERT J			30436	0049	04-29-2005		Q	I	570,000		00							
										Total		598,400	Total	513,600	Total	443,400		
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)				291,200			
0050											Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				361,600				
										Special Land Value				0				
										Total Appraised Parcel Value				652,800				
										Valuation Method				C				
										Total Appraised Parcel Value				652,800				
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	
12006	08-19-1991	AD	Addition	63,000		100		2 GAR,BDRM,BTH,FMLY				04-12-2013 11-18-2010	VGS KP			20 01	Field Review Measure - No Entry	
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	0.331	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	11,600	
Total Card Land Units					1.25	AC	Parcel Total Land Area				1.25	Total Land Value				361,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	425	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	450.00	N/A
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		374,643
Heat Fuel	02	Oil	Replace Cost		24,200
Heat Type	05	Hot Water	Year Built		398,844
AC Type	01	None	Effective Year Built		1978
Bedrooms	4		Depreciation Code		1994
Full Baths	3		Remodel Rating		A
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
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		73
Gas Fireplaces	0		Cns Sect Rcnd		291,200
Sq Ft Fin Bsmt	200		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	425		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	1,259	1,259	1,259	145.38	183,033
BSM	Basement	0	425	85	29.08	12,357
DCK	Deck	0	144	14	14.13	2,035
FGR	Garage	0	576	230	58.05	33,437
FHS	Finished Half Story	288	576	288	72.69	41,869
FUS	Finished Upper Story	450	450	450	145.38	65,421
UAT	Unfinished Attic	0	170	26	22.23	3,780
UBS	Unfinished First FI	0	450	225	72.69	32,711
Ttl Gross Liv / Lease Area		1,997	4,050	2,577		374,643



80 PINE ST

