

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKINNEY ROBERT J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCKINNEY REGINA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	292,100	292,100	
362 AUTUMN AVE				0 Medium		RES LAND	1010	310,600	310,600	
						RESIDNTL	1010	2,600	2,600	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2174 Total Acres .48 Chapter Lan		Cyclical 2 Exemption W District Res Exem					VISION
			GIS ID F_861340_2838039		Assoc Pid#	Total		605,300	605,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCKINNEY ROBERT J		47065 0177	06-17-2016	Q	I	427,000	00	Year	Code	Assessed	Year	Code	Assessed		
FITZGERALD ELIZABETH M		29799 0140	01-06-2005	U	I	100	1A	2023	1010	224,400	2022	1010	185,000		
FITZGERALD ELIZABETH M		20381 0215	08-17-2001	Q	I	269,900	00		1010	322,700		1010	271,300		
									1010	1,700		1010	1,700		
Total										548,800		Total	458,000	Total	407,000

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY						
Total			0.00												
ASSESSING NEIGHBORHOOD											Appraised Bldg. Value (Card)		292,100		
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg)		0					
0050								Appraised Ob (B) Value (Bldg)		2,600					
NOTES											Appraised Land Value (Bldg)		310,600		
No Solar Panel installed as of 6/19/2019											Special Land Value		0		
Rechecked 7/30/2019 No change											Total Appraised Parcel Value		605,300		
No Solar Panel installed as of 05/04/20											Valuation Method		C		
											Total Appraised Parcel Value		605,300		

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
66	03-09-2005	AD	Addition	65,000		100		GARAGE,MASTERSUITE		03-09-2020	SJT	5		30	Quality Control
60	03-03-2005	AD	Addition	7,000		100		24X25.3 GAR/M SUITE		08-01-2019	SJT	5		30	Quality Control
21	01-25-2005	RM	Remodel	19,805		100		420 SF ENLARGE KIT		06-19-2019	SJT	5		12	Property Est. - No Access
										10-17-2016	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-28-2013	AO	6	6	30	Quality Control
										09-21-2005	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	20,909 SF	14.86	1.00000	5	1.00	0050	1.000		1.0000	14.85	310,600
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			310,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
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		380,868
Heat Type	05	Hot Water	Replace Cost		13,800
AC Type	01	None	Year Built		394,667
Bedrooms	4		Effective Year Built		1955
Full Baths	2		Depreciation Code		1995
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		26
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 %		74
Gas Fireplaces	0		Percent Good		
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		292,100
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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
SHD1	Shed	L	176	21.00	1986	A	70	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	14.38	460
BAS	First Floor	1,250	1,250	1,250	153.39	191,738
DCK	Deck	0	12	1	12.78	153
FGR	Garage	0	618	247	61.31	37,887
FNS	Finished 90% Story	556	618	556	138.00	85,285
FOP	Open Porch	0	20	3	23.01	460
FSP	Screened Porch	0	150	30	30.68	4,602
FUS	Finished Upper Story	368	368	368	153.39	56,448
SHD	Attached Shed	0	70	25	54.78	3,835
Ttl Gross Liv / Lease Area		2,174	3,138	2,483		380,868

