

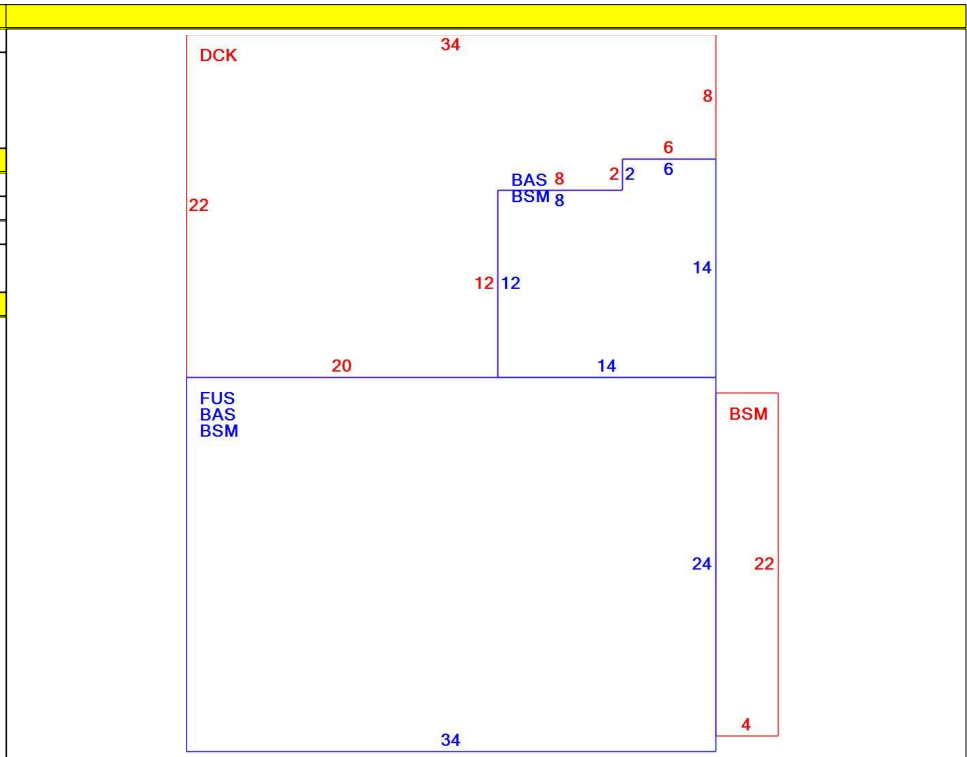
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
MCMAHON TIMOTHY MCMAHON CARLA J 2 PINEBROOK WAY DUXBURY MA 02332				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed								
SUPPLEMENTAL DATA										RESIDENTL RES LAND		1010 1010		326,700 481,000		326,700 481,000					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1812 Total Acres 2.138 Chapter Lan GIS ID F_855108_2835078				Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total		807,700		807,700							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCMAHON TIMOTHY BIGGS PETER G			12861 0282 8486 0124		05-06-1994 06-01-1988		Q	I	237,000 237,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
							Q	I				2023	1010 1010	247,400 516,200	2022	1010 1010	225,900 328,300	2021	1010 1010	204,100 317,100	
Total			0.00									Total		Total		Total		Total		521,200	
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								Appraised Bldg. Value (Card) 326,700									
												Appraised Xf (B) Value (Bldg) 0									
												Appraised Ob (B) Value (Bldg) 0									
												Appraised Land Value (Bldg) 481,000									
												Special Land Value 0									
												Total Appraised Parcel Value 807,700									
												Valuation Method C									
												Total Appraised Parcel Value 807,700									
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-21-272	06-23-2021	MN	Maintenance	22,409		100	06-23-2021	Strip and replace siding.				04-12-2013 05-01-2007	VGS BSB		1	20 00	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400			
1	1010	Single Family	PD	Residual	0.188	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.07	8,800			
1	1010	Single Family	PD	Undevelop	1.031	AC 2,000.00	1.00000	0	1.00	0060	1.341					1.0000	0.06	2,800			
Total Card Land Units					2.14	AC	Parcel Total Land Area					2.14	Total Land Value					481,000			

**VISION**

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1084	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1084				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	431,853
Replace Cost	15,730
Year Built	447,584
Effective Year Built	1979
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	326,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	996	996	996	207.03	206,197	
BSM	Basement	0	1,084	217	41.44	44,924	
DCK	Deck	0	568	57	20.78	11,800	
FUS	Finished Upper Story	816	816	816	207.03	168,932	
Ttl Gross Liv / Lease Area		1,812	3,464	2,086		431,853	

