

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCDONOUGH THOMAS & LILLIAN T MCDONOUGH FAM LIV TRUST 165 BIRCH ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	359,500	359,500
		SUPPLEMENTAL DATA		0	Heavy	0	Average	RES LAND	1010	350,500	350,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1996 Total Acres .918 Chapter Lan GIS ID F_857258_2840179		Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	1,800	1,800
						Total				711,800	711,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCDONOUGH THOMAS & LILLIAN TRS		30131 0150	03-11-2005	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	276,200	2022	1010	253,700
									1010	364,500		1010	300,400
									1010	1,200		1010	1,200
								Total		641,900	Total		555,300
								Total			Total		487,200

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	359,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	350,500
Special Land Value	0
Total Appraised Parcel Value	711,800
Valuation Method	C
Total Appraised Parcel Value	711,800

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
2	03-21-2011	MS	Miscellaneous	3,500		100		10X12 UTIL BLDG	07-27-2021	SJD	6	1	00	Measure & Listed
									07-10-2020	SJD	6		20	Field Review
									04-12-2013	VGS			20	Field Review
									03-28-2013	AO	6	6	30	Quality Control
									07-08-2011	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	RC	Primary	40,056 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1164	
Model	01	Residential	Bsmt Type	04	Full
Grade	05	Ave/Good	Unfin Area		
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			472,705
Interior Floor 2			Net Other Adj		40,820
Heat Fuel	02	Oil	Replace Cost		513,525
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		1991
Bedrooms	4		Depreciation Code		F
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
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		70
Gas Fireplaces	0		Cns Sect Rcnld		359,500
Sq Ft Fin Bsmt	572		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1164		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	120	21.00	2011	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,082	1,082	1,082	201.84	218,389
BSM	Basement	0	1,164	233	40.40	47,028
CTH	Cathedral Ceiling	0	180	18	20.18	3,633
DCK	Deck	0	210	21	20.18	4,239
FUS	Finished Upper Story	988	988	988	201.84	199,416
Ttl Gross Liv / Lease Area		2,070	3,624	2,342		472,705

