

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCLURE THOMAS W			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
MCCLURE ANN C			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	229,700	229,700	
45 MILL POND LN				0 Medium		RES LAND	1010	469,400	469,400	
DUXBURY MA 02332										
SUPPLEMENTAL DATA										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1639 Total Acres .918 Chapter Lan				Cyclical 2 Exemption W District Res Exem						
GIS ID F_857111_2835514				Assoc Pid#		Total 699,100 699,100				

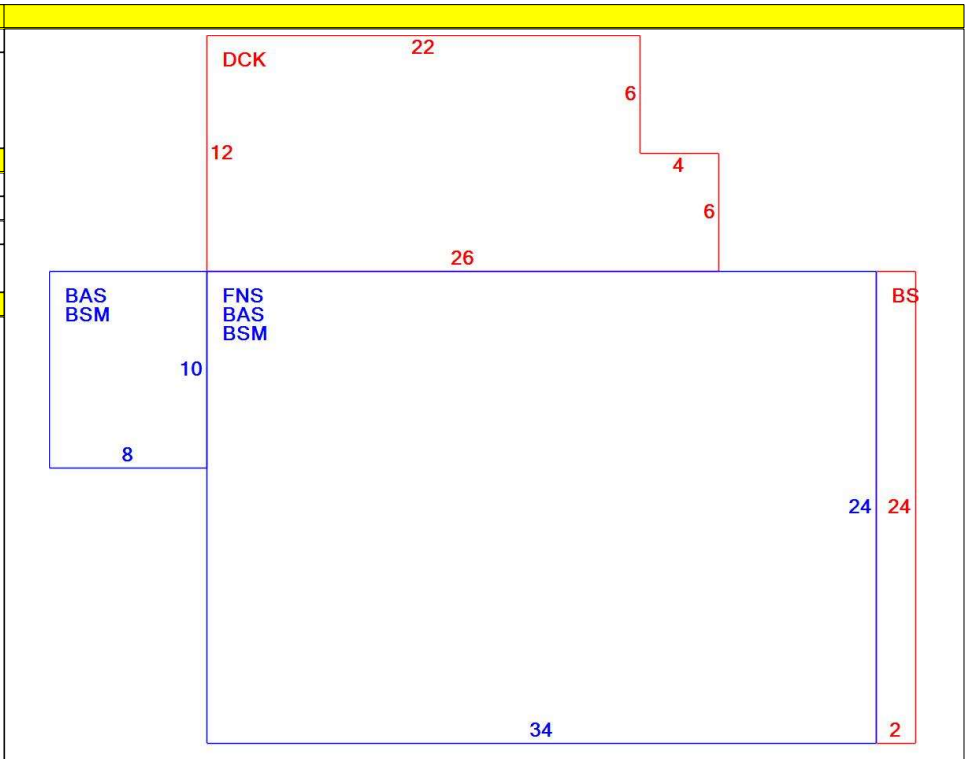
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCLURE THOMAS W		14520 0115	07-18-1996	Q	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed		
DAME ROBERT F		11081 0041	06-29-1992	Q	I	198,000	00	2023	1010	191,000	2022	1010	178,600		
									1010	503,800		1010	320,100		
								Total		694,800	Total		498,700	Total	477,700

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	
Total			0.00												
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B	Tracing		Batch									
0060															
NOTES															
This signature acknowledges a visit by a Data Collector or Assessor															
								Appraised Bldg. Value (Card) 229,700							
								Appraised Xf (B) Value (Bldg) 0							
								Appraised Ob (B) Value (Bldg) 0							
								Appraised Land Value (Bldg) 469,400							
								Special Land Value 0							
								Total Appraised Parcel Value 699,100							
								Valuation Method C							
								Total Appraised Parcel Value 699,100							

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
122	09-28-2009	MN	Maintenance	6,400		100		STRIP REROOF		04-12-2013	VGS			20	Field Review
259	07-26-2006	RM	Remodel	5,000		100		BATHRM ADD 7 SQ FT		02-13-2013	AO	6	6	30	Quality Control
14601	07-24-1997	AD	Addition	5,000	05-05-1998	100		12X26 DECK		04-24-2007	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	944	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			296,420
Interior Floor 2			Net Other Adj		18,300
Heat Fuel	02	Oil	Replace Cost		314,719
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		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 Rcnld		229,700
Sq Ft Fin Bsmt	216		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	944		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	896	896	896	160.40	143,718	
BSM	Basement	0	944	189	32.11	30,316	
DCK	Deck	0	288	29	16.15	4,652	
FNS	Finished 90% Story	734	816	734	144.28	117,734	
Ttl Gross Liv / Lease Area		1,630	2,944	1,848		296,420	



45 MILL POND LN

