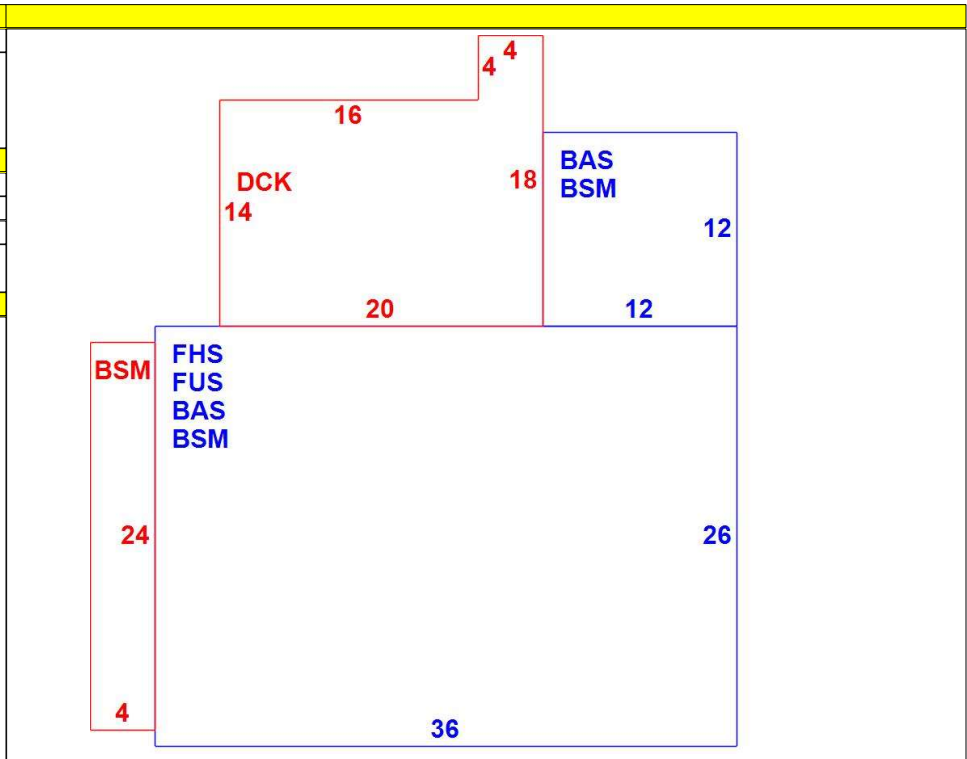


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
MCGUIRK STUART J MCGUIRK JANE M 214 LAKESHORE DR DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description		Code	Appraised	Assessed				VISION					
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010	414,900	414,900									
								RES LAND		1010	395,800	395,800									
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2484 Total Acres 1.182 Chapter Lan GIS ID F_857401_2837296						Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total		810,700	810,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MCGUIRK STUART J				8422 0278		04-29-1988		Q I		200,000 00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1010	314,800	2022	1010	287,700	2021	1010	262,500	
												Total		667,500	Total		605,600	Total		520,400	
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)				414,900							
0030										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				395,800							
										Special Land Value				0							
										Total Appraised Parcel Value				810,700							
										Valuation Method				C							
										Total Appraised Parcel Value				810,700							
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-20-120 11	08-10-2020 02-10-2010	BP MN	Bldg Permit Maintenance	18,000 8,798	10-20-2020	100 100		Replace existing 14x20 sf deck w REPLACE 4 WINDOWS				10-20-2020	SJT	5		20	Field Review				
											09-23-2020	SJT	5		20	Field Review					
											09-13-2018	JLF			20	Field Review					
											04-12-2013	VGS			20	Field Review					
											08-08-2007	BSB			01	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0030	0.886			V125	1.2500	9.69	387,600				
1	1010	Single Family	WP	Residual	0.264 AC	35,000.00	1.00000	5	1.00	0030	0.886				1.0000	0.71	8,200				
Total Card Land Units					1.18 AC	Parcel Total Land Area					1.18	Total Land Value					395,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1176	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
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			451,758
Interior Floor 2			Net Other Adj		19,665
Heat Fuel	02	Oil	Replace Cost		471,422
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2009
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		12
Total Rooms	6		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		88
Gas Fireplaces	0		Cns Sect Rcnld		414,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1176		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	1,080	1,080	1,080	164.34	177,482	
BSM	Basement	0	1,176	235	32.84	38,619	
DCK	Deck	0	296	30	16.66	4,930	
FHS	Finished Half Story	468	936	468	82.17	76,909	
FUS	Finished Upper Story	936	936	936	164.34	153,818	
Ttl Gross Liv / Lease Area		2,484	4,424	2,749		451,758	

