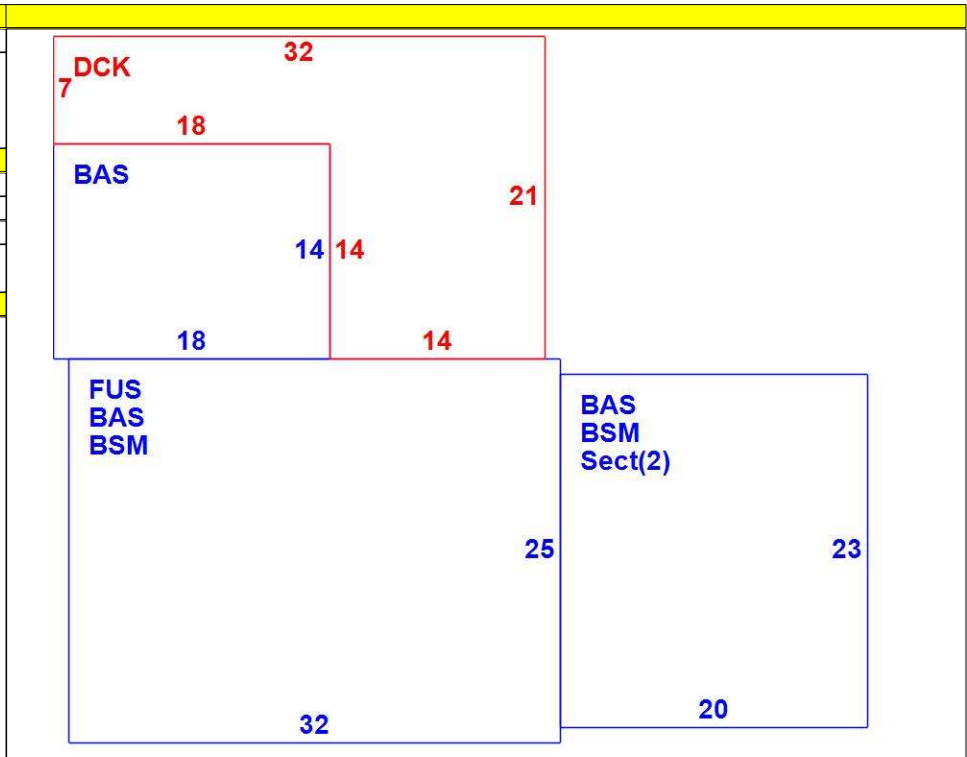


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>								
MACKENZIE CHARLES				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed									
MACKENZIE MEGAN				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	473,700	473,700									
5 CLOVER CIR						0	Medium			RES LAND	1010	472,200	472,200									
SUPPLEMENTAL DATA																						
Alt Prcl ID						Cyclical		2														
Scnd Home						Exemption		22D														
Tax Class T						W																
Tot Fin Area 1852						District																
Total Acres .978						Res Exem																
Chapter Lan																						
GIS ID F_859656_2836411						Assoc Pid#																
											Total		945,900		945,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MACKENZIE CHARLES				55784	310	10-04-2021		Q	I	777,000		00	Year	Code	Assessed	Year	Code	Assessed				
MCLAUGHLIN THERESA J TT				51313	177	07-01-2019		U	I	1		1A	2023	1010	286,300	2022	1010	266,100				
MCLAUGHLIN THERESA				4296	0438	07-26-1977		U	I	40,000		1		1010	506,800		1010	322,000				
											Total		793,100		Total		588,100		Total		551,700	
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)				473,700								
0060										Appraised Xf (B) Value (Bldg)				0								
										Appraised Ob (B) Value (Bldg)				0								
										Appraised Land Value (Bldg)				472,200								
										Special Land Value				0								
										Total Appraised Parcel Value				945,900								
										Valuation Method				C								
										Total Appraised Parcel Value				945,900								
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-22-77	03-14-2022	AD	Addition	180,000	05-16-2022	100	11-09-2022	Construct a master suite over exi					02-21-2023	SJT	4		20	Field Review				
2015-13	03-12-2015	RM	Remodel	18,000		100		REMODEL KITCHEN					05-16-2022	SJT	5		20	Field Review				
											04-05-2022	SJT	5		05	Measure - Under Construct						
											09-18-2018	SJD			20	Field Review						
											04-12-2013	VGS			20	Field Review						
											08-08-2007	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					
1	1010	Single Family	RC	Residual	0.060	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	2,800					
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			472,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	800	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		
Heat Fuel	03	Gas	Condo Unit		
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central	Net Other Adj		404,376
Bedrooms	3		Replace Cost		17,550
Full Baths	1		Year Built		553,868
Half Baths	1		Effective Year Built		1971
Extra Fixtures	0		Depreciation Code		2002
Total Rooms	8		Remodel Rating		VG
Bath Style	02	Average	Year Remodeled		19
Kitchen Style	03	Modern	Depreciation %		19
Extra Kitchens	0		Functional Obsol		
Fireplaces	2		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	0		Condition %		
FBM Quality			Percent Good		81
Foundation	06	Poured Conc	Cns Sect Rcnd		341,800
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	800		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**

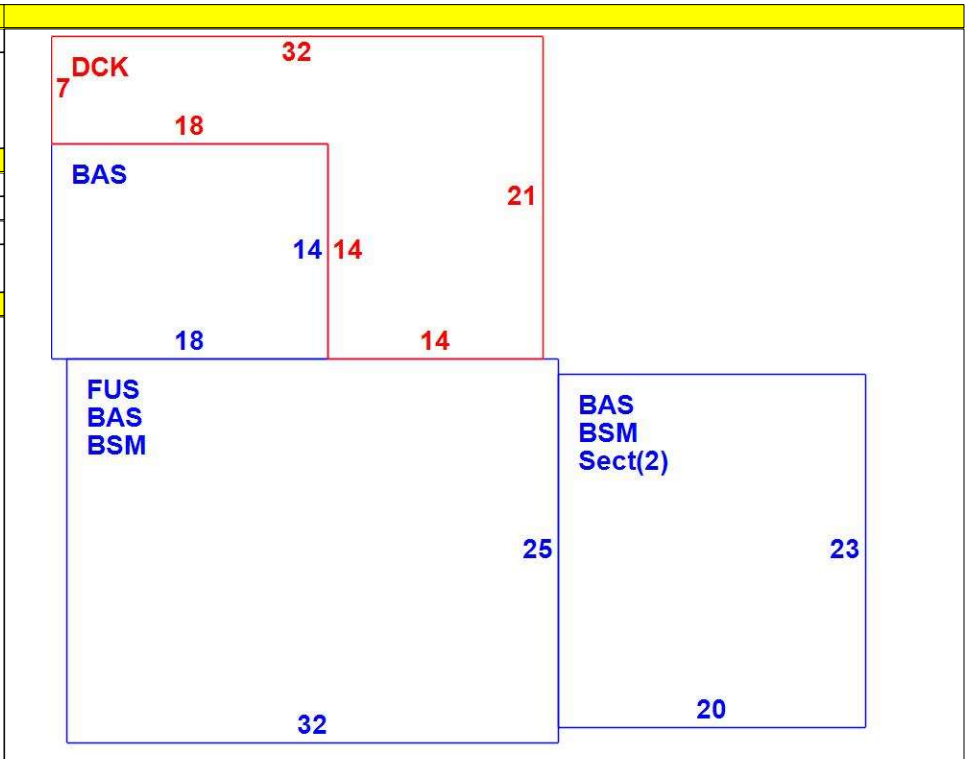
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,052	1,052	1,052	196.87	207,109
BSM	Basement	0	800	160	39.37	31,500
DCK	Deck	0	420	42	19.69	8,269
FUS	Finished Upper Story	800	800	800	196.87	157,498
Ttl Gross Liv / Lease Area		1,852	3,072	2,054		404,376



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
MACKENZIE CHARLES				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
MACKENZIE MEGAN				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	473,700	473,700						
5 CLOVER CIR		<b>SUPPLEMENTAL DATA</b>								RES LAND	1010	472,200	472,200						
DUXBURY MA 02332		Alt Prcl ID		Cyclical 2															
		Scnd Home		Exemption 22D															
		Tax Class T		W															
		Tot Fin Area 1852		District															
		Total Acres .978		Res Exem															
		Chapter Lan																	
		GIS ID F_859656_2836411		Assoc Pid#						Total		945,900	945,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MACKENZIE CHARLES		55784	310	10-04-2021		Q	I	777,000		00	Year	Code	Assessed	Year	Code	Assessed			
MCLAUGHLIN THERESA J TT		51313	177	07-01-2019		U	I	1		1A	2023	1010	286,300	2022	1010	266,100			
MCLAUGHLIN THERESA		4296	0438	07-26-1977		U	I	40,000		1		1010	506,800		1010	322,000			
		Total									Total		793,100	Total		588,100	Total		551,700
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							<b>APPRAISED VALUE SUMMARY</b>						
												Appraised Bldg. Value (Card)					473,700		
												Appraised Xf (B) Value (Bldg)					0		
												Appraised Ob (B) Value (Bldg)					0		
												Appraised Land Value (Bldg)					472,200		
												Special Land Value					0		
												Total Appraised Parcel Value					945,900		
												Valuation Method					C		
												Total Appraised Parcel Value					945,900		
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-22-77	03-14-2022	AD	Addition	180,000	05-16-2022	100	11-09-2022	Construct a master suite over exi		02-21-2023	SJT	4		20	Field Review				
2015-13	03-12-2015	RM	Remodel	18,000		100		REMODEL KITCHEN		05-16-2022	SJT	5		20	Field Review				
										04-05-2022	SJT	5		05	Measure - Under Construct				
										09-18-2018	SJD			20	Field Review				
										04-12-2013	VGS			20	Field Review				
										08-08-2007	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	
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.07	2,800	
Total Card Land Units					0.98	AC	Parcel Total Land Area				0.98	Total Land Value					472,200		

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	460	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
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	Net Other Adj		121,212
Interior Floor 2			Replace Cost		553,868
Heat Fuel	03	Gas	Year Built		2022
Heat Type	04	Forced Air-Duc	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		A
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		0
Extra Fixtures	1		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		100
Extra Openings	0		Cns Sect Rcnld		131,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	460		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	460	460	460	219.59	101,010
BSM	Basement	0	460	92	43.92	20,202
Ttl Gross Liv / Lease Area		460	920	552		121,212

