

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MACKINNON KAREN J TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
KAREN J MACKINNON TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	403,600	403,600
40 ROUNDTREE DR		SUPPLEMENTAL DATA				0	Light	RES LAND	1010	469,400	469,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1346 Total Acres .92 Chapter Lan GIS ID F_858260_2839835				Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	1,400	1,400
									Total	874,400	874,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKINNON KAREN J TT		46361 0132	12-08-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MACKINNON PETER		4476 0209	06-23-1978	U	I	58,900	1	2023	1010	328,400	2022	1010	301,000	2021	1010	255,000
									1010	503,800		1010	320,700		1010	309,300
									1010	900		1010	900		1010	900
									Total	833,100	Total	622,600	Total	565,200		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

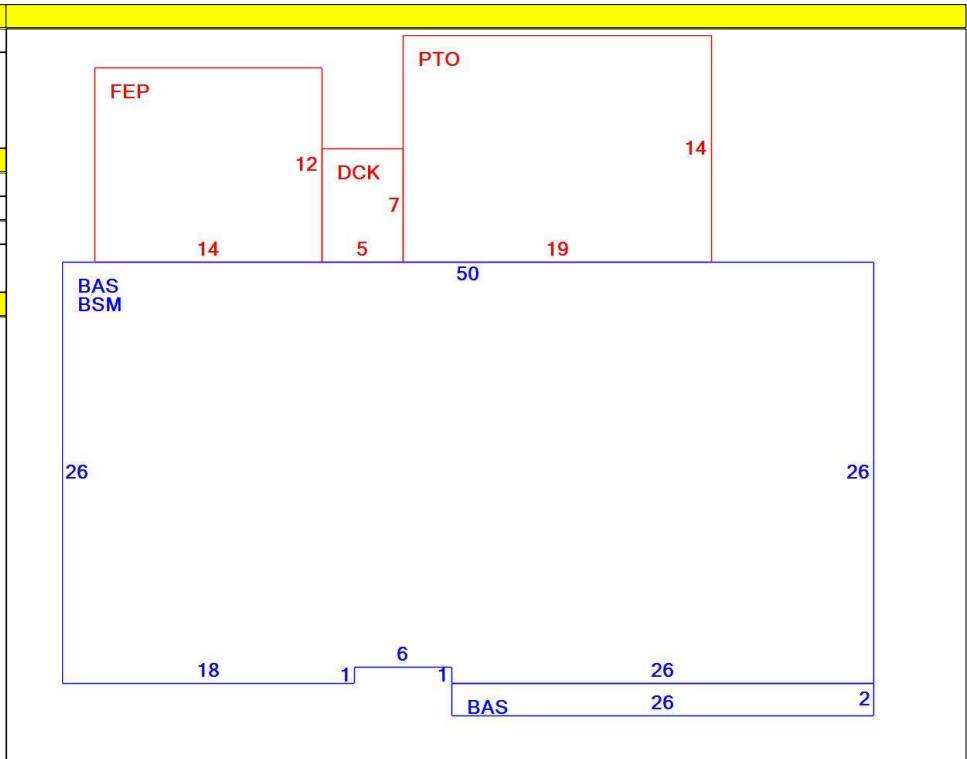
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	403,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	469,400
Special Land Value	0
Total Appraised Parcel Value	874,400
Valuation Method	C
Total Appraised Parcel Value	874,400

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
2015-122	06-16-2015	MN	Maintenance	7,600		100		REPAIR STORM DAMAGE IN S	04-12-2013	VGS			20	Field Review
53	05-26-2009	MN	Maintenance	1,800		100		REPLACE SLIDING DOOR	09-07-2005	KP		1	00	Measure & Listed
493	10-12-2004	RM	Remodel	10,000		100		REM KITCHEN,WINDOW						

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	
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	02	Split-Level	Bsmt Area	1294	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			461,596
Interior Floor 2			Net Other Adj		49,300
Heat Fuel	02	Oil	Replace Cost		510,895
Heat Type	05	Hot Water	Year Built		1978
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
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		79
Gas Fireplaces	0		Cns Sect Rcnd		403,600
Sq Ft Fin Bsmt	676		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1294		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	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,346	1,346	1,346	267.90	360,596
BSM	Basement	0	1,294	259	53.62	69,387
DCK	Deck	0	35	4	30.62	1,072
FEP	Finished Enclosed Porch	0	168	101	161.06	27,058
PTO	Patio	0	266	13	13.09	3,483
Ttl Gross Liv / Lease Area		1,346	3,109	1,723		461,596



40 ROUNDTREE DR

