

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MAGWOOD CHRISTOPHER J MAGWOOD FELICIA A 138 LAUREL ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	420,500	420,500
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	358,000	358,000	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2180 Total Acres 1.148 Chapter Lan GIS ID F_864754_2856972		Cyclical Exemption W District Res Exem		3						905 DUXBURY, MA VISION	
						Total		815,100		815,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAGWOOD CHRISTOPHER J		27455 0052	01-28-2004	Q	I	578,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	321,300	2022	1010	294,500
									1010	372,400		1010	306,900
									1010	22,700		1010	22,700
								Total		716,400	Total		624,100
											Total		544,600

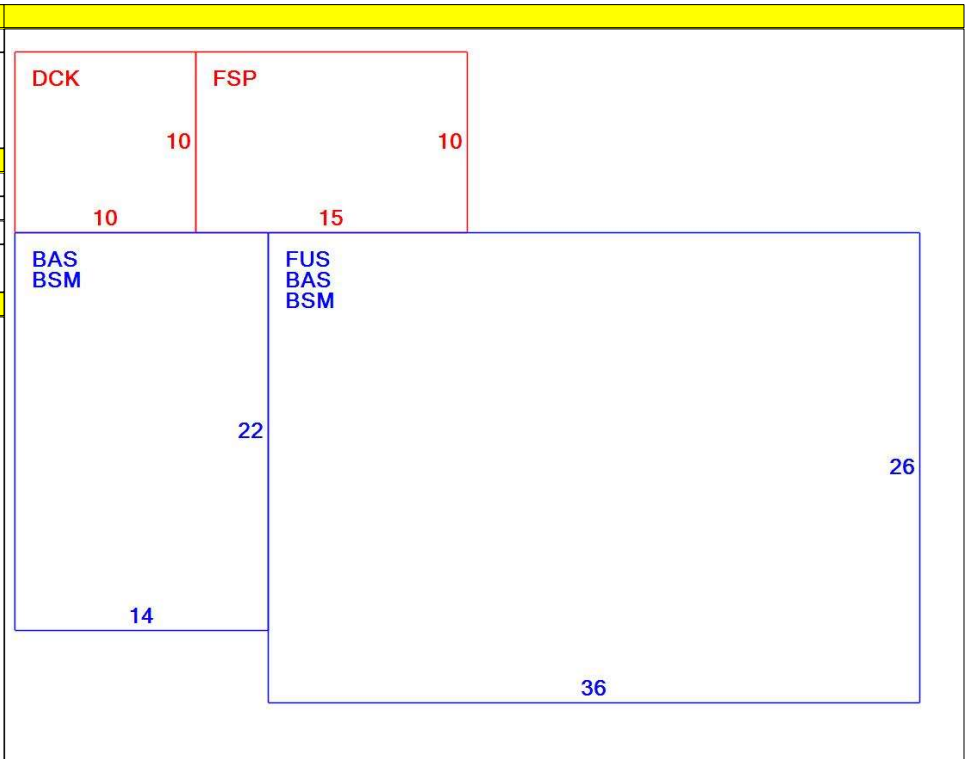
EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
		Total				0.00							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			420,500
0050										Appraised Xf (B) Value (Bldg)			0
										Appraised Ob (B) Value (Bldg)			36,600
										Appraised Land Value (Bldg)			358,000
										Special Land Value			0
										Total Appraised Parcel Value			815,100
										Valuation Method			C
										Total Appraised Parcel Value			815,100

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
53	02-26-2007	RM	Remodel	10,000		100		2 STRUCTURAL BEAMS		05-22-2019	SJT	4		20	Field Review
12495	08-12-1992	MN	Maintenance	1,950	01-01-1993	100		REPLACE DECK		04-12-2013	VGS			20	Field Review
										01-11-2005	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.230 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	8,000
Total Card Land Units					1.15 AC	Parcel Total Land Area					1.15	Total Land Value			358,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			539,944
Interior Floor 2			Net Other Adj		36,105
Heat Fuel	02	Oil	Replace Cost		576,048
Heat Type	05	Hot Water	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		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		420,500
Sq Ft Fin Bsmt	312		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	1244		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
SPL2	Ing Pool-Good	L	576	89.00	1985	A	70	C	1.00	35,900
SHD1	Shed	L	48	21.00	1995	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,244	1,244	1,244	218.69	272,049
BSM	Basement	0	1,244	249	43.77	54,454
DCK	Deck	0	100	10	21.87	2,187
FSP	Screened Porch	0	150	30	43.74	6,561
FUS	Finished Upper Story	936	936	936	218.69	204,693
Ttl Gross Liv / Lease Area		2,180	3,674	2,469		539,944

