

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MULCAHY DAVID W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MULCAHY KERI A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	136,700	136,700
61 NORTH ST				0 Medium		RES LAND	1010	355,500	355,500
SUPPLEMENTAL DATA						RESIDNTL	1010	40,800	900
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1044	District							
	Total Acres 1.078	Res Exem							
	Chapter Lan								
	GIS ID F_862278_2858338	Assoc Pid#							
						Total		533,000	493,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MULCAHY DAVID W	47875	0045	12-14-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MULCAHY DAVID, KERI AND GLENN	46294	0226	11-20-2015	U	I	305,000	1	2023	1010	132,000	2022	1010	107,000	2021	1010	92,900
CAREY JOHN F	8976	0264	02-06-1989	Q	I	175,000	00		1010	369,800		1010	304,800		1010	254,000
									1010	600		1010	600		1010	600
						Total		502,400		Total	412,400		Total	347,500		

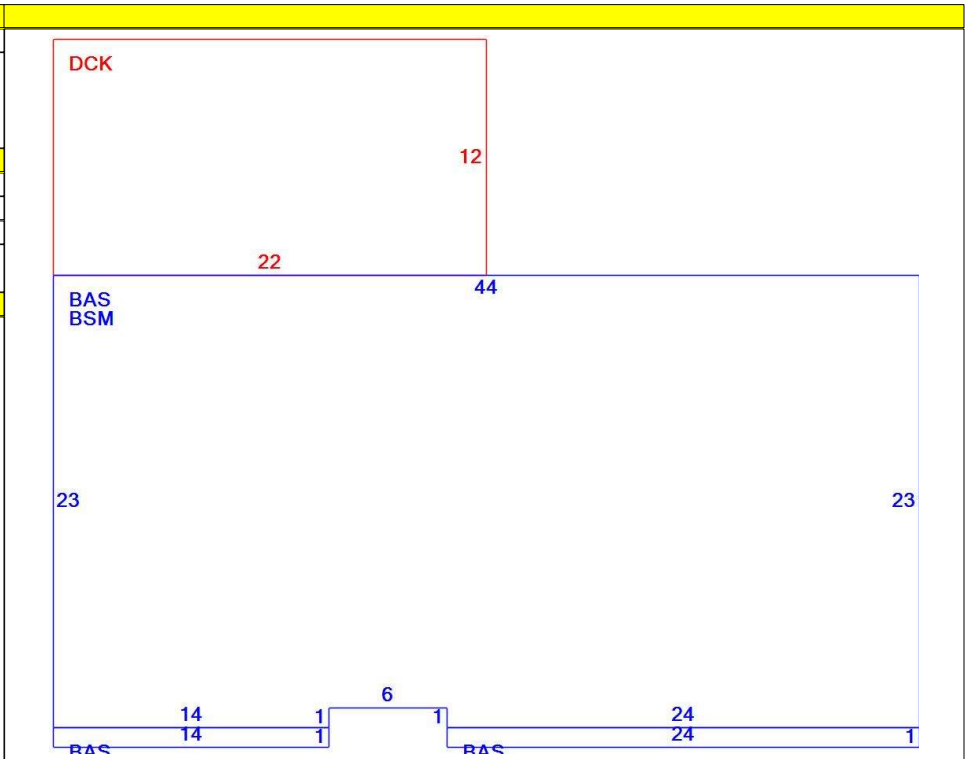
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES											
Appraised Bldg. Value (Card) 136,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 40,800 Appraised Land Value (Bldg) 355,500 Special Land Value 0 Total Appraised Parcel Value 533,000 Valuation Method C Total Appraised Parcel Value 533,000											

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
BP-20-93	07-07-2020	SP	Solar Panels	21,441	09-04-2020	100		Install 38 solar roof mounted pan		09-04-2020	SJT	5		20	Field Review
BPO-20-57	06-08-2020	RM	Remodel	51,200		100	07-09-2020	REMODEL KITCHEN		04-12-2013	VGS			20	Field Review
										06-19-2012	KP	6		20	Field Review
										09-13-2007	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	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.158	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	5,500	
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value		355,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1006	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			182,871
Interior Floor 2			Net Other Adj		9,605
Heat Fuel	04	Electric	Replace Cost		192,476
Heat Type	07	Radiant-Elec.	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		136,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1006		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	64	21.00	1980	A	70	C	1.00	900
SLR	Solar Panels	L	38	1050.00	2020	A	70	C	1.00	39,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	143.88	150,210
BSM	Basement	0	1,006	201	28.75	28,920
DCK	Deck	0	264	26	14.17	3,741
Ttl Gross Liv / Lease Area		1,044	2,314	1,271		182,871

