

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCANN WILLIAM K			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MCCANN VIRGINIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	414,300	414,300	
31 DUXBOROUGH TRL				0 Light		RES LAND	1010	358,400	358,400	
						RESIDNTL	1010	1,900	1,900	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2323 Total Acres 1.158 Chapter Lan		Cyclical 3 Exemption W District Res Exem					<b>VISION</b>
			GIS ID F_863625_2855901		Assoc Pid#	Total 774,600 774,600				

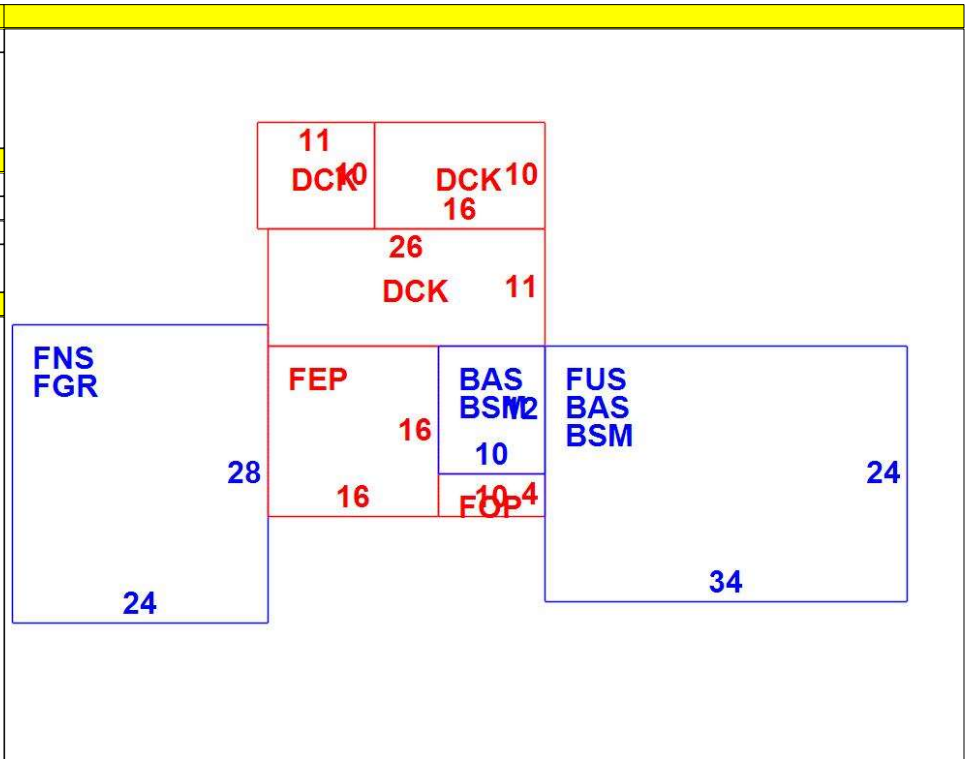
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCANN WILLIAM K		4532 0450	09-18-1978	U	I	53,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	314,700	2022	1010	288,500	2021	1010	257,600
									1010	372,700		1010	307,200		1010	316,200
									1010	1,500		1010	1,500		1010	1,500
								Total		688,900	Total		597,200	Total		575,300

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)					414,300		
0050											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					1,900			
										Appraised Land Value (Bldg)					358,400			
										Special Land Value					0			
										Total Appraised Parcel Value					774,600			
										Valuation Method					C			
										Total Appraised Parcel Value					774,600			

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
561	10-21-2003	RM	Remodel	14,500		100		FIN AREA OVER GARAGE		09-18-2018	SJD			20	Field Review
510	11-27-2002	AD	Addition	45,000		100		24X28 2 STORY GARAGE		04-12-2013	VGS			20	Field Review
11266	06-16-1989	NC	New Construct	3,500	02-28-1990	100		ABOVE GR.POOL 8 X 12		10-06-2005	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	0.240	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	8,400
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value			358,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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		545,371
Interior Floor 2			Replace Cost		38,220
Heat Fuel	03	Gas	Year Built		1970
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		414,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	504		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	936		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
SPL4	Above Ground	L	24	8.00	1989	F	55	C	1.00	100
SHD1	Shed	L	56	21.00	1989	F	55	C	1.00	600
SHD1	Shed	L	100	21.00	1989	F	55	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	180.05	168,527
BSM	Basement	0	936	187	35.97	33,669
DCK	Deck	0	556	56	18.13	10,083
FEP	Finished Enclosed Porch	0	256	154	108.31	27,728
FGR	Garage	0	672	269	72.07	48,433
FNS	Finished 90% Story	605	672	605	162.10	108,930
FOP	Open Porch	0	40	6	27.01	1,080
FUS	Finished Upper Story	816	816	816	180.05	146,921
Ttl Gross Liv / Lease Area		2,357	4,884	3,029		545,371



31 DUXBOROUGH TRL

