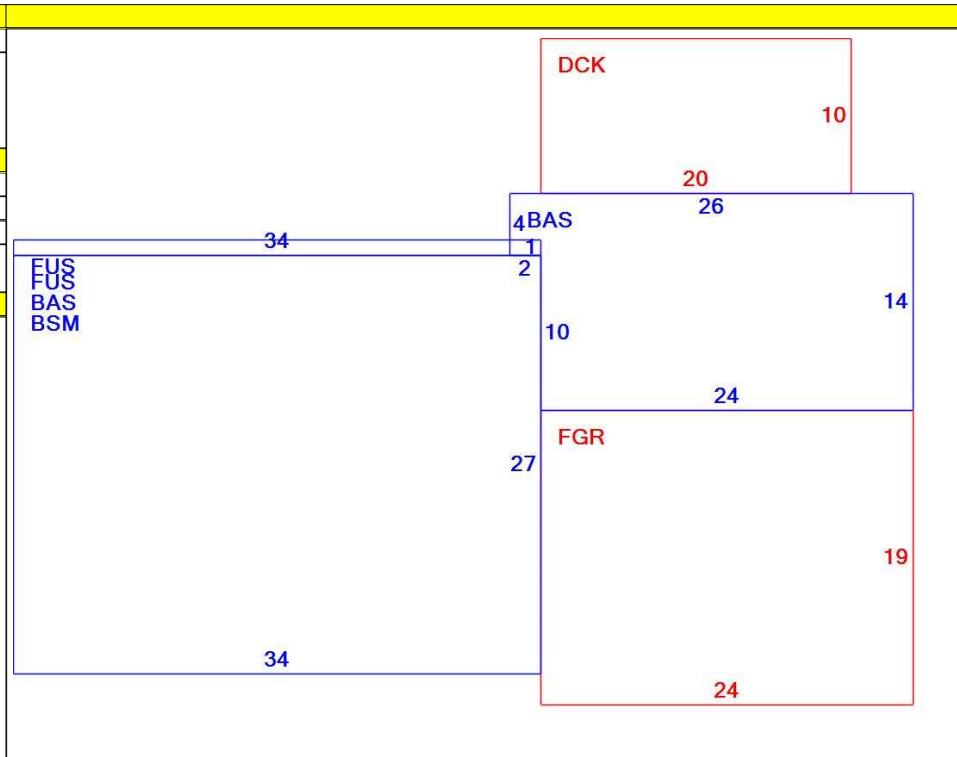


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | | |
|---|------------|---|-------------------|-------------|-------------|--------------------|------------------------|---|---------|---|-----------|------------|---------------------|------------|------------|---------|--------------------|
| MCWILLIAMS MICHAEL JEFFERY TT MCWILLIAMS AMY TT 33 HIGHLAND TRAIL DUXBURY MA 02332 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | | Appraised | Assessed | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | | 371,400 | 371,400 | | | | | |
| | | SUPPLEMENTAL DATA | | 0 | Light | 0 | Average | RES LAND | 1010 | | 350,700 | 350,700 | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2214 Total Acres .92 Chapter Lan GIS ID F_864135_2856034 | | Cyclical Exemption W District Res Exem | | 3 | | | RESIDNTL | 1010 | 25,900 | 25,900 | | | | | | | |
| | | | | | | Total | | 748,000 | 748,000 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| MCWILLIAMS MICHAEL JEFFERY TT | | 54287 41 | 01-28-2021 | U | I | 180,000 | 1 1A | Year | Code | Assessed | Year | Code | Assessed | | | | |
| MCWILLIAMS MICHAEL J | | 6242 0340 | 08-08-1985 | Q | I | | | 2023 | 1010 | 281,500 | 2022 | 1010 | 257,200 | | | | |
| | | | | | | | | | 1010 | 364,700 | | 1010 | 300,600 | | | | |
| | | | | | | | | | 1010 | 14,500 | | 1010 | 14,500 | | | | |
| | | | | | | | | Total | | 660,700 | Total | | 572,300 | | | | |
| | | | | | | | | Total | | 563,600 | Total | | 563,600 | | | | |
| 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 | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | | | Date | Id | Type | Is | Cd | Purpose/Result |
| | | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | | | 07-25-2007 | 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 | 40,075 SF | 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 8.75 | 350,700 | |
| Total Card Land Units | | | | | 0.92 | AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | 350,700 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 918 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Partial |
| Stories | 2 | | | | |
| 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 | | | 502,977 |
| Interior Floor 2 | | | Net Other Adj | | 20,150 |
| Heat Fuel | 04 | Electric | Replace Cost | | 523,128 |
| Heat Type | 07 | Radiant-Elec. | Year Built | | 1972 |
| AC Type | 01 | None | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 29 |
| 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 | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 371,400 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 918 | | 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 | 60 | 21.00 | 1980 | A | 70 | C | 1.00 | 900 |
| SPL1 | Ing Pool - Ave | L | 512 | 64.00 | 1985 | A | 70 | C | 1.00 | 22,900 |
| PTO | Patio | L | 200 | 15.00 | 1985 | A | 70 | C | 1.00 | 2,100 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,262 | 1,262 | 1,262 | 193.45 | 244,138 |
| BSM | Basement | 0 | 918 | 184 | 38.77 | 35,595 |
| DCK | Deck | 0 | 200 | 20 | 19.35 | 3,869 |
| FGR | Garage | 0 | 456 | 182 | 77.21 | 35,208 |
| FUS | Finished Upper Story | 952 | 952 | 952 | 193.45 | 184,167 |
| Ttl Gross Liv / Lease Area | | 2,214 | 3,788 | 2,600 | | 502,977 |



33 HIGHLAND TRL S

