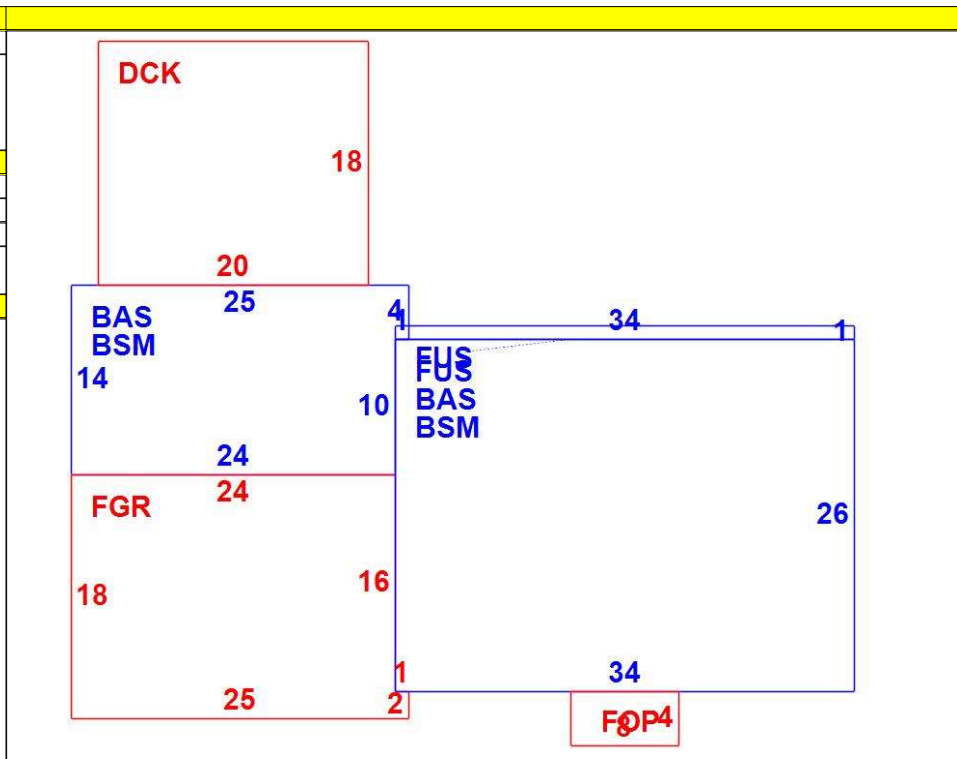


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
MCCARTHY DANIEL J				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			VISION			
MCCARTHY AILEEN O				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	362,000	362,000						
74 LAUREL ST		<b>SUPPLEMENTAL DATA</b>								RES LAND	1010	350,700	350,700						
DUXBURY MA 02332		Alt Prcl ID		Cyclical		3													
		Scnd Home		Exemption															
		Tax Class T		W															
		Tot Fin Area 2142		District															
		Total Acres .92		Res Exem															
		Chapter Lan																	
		GIS ID F_864472_2855878		Assoc Pid#															
										Total	712,700	712,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
MCCARTHY DANIEL J		15523	0011	09-30-1997		Q	I			262,500	00	Year	Code	Assessed	Year	Code	Assessed		
BOVA MICHAEL A & MARY E		12912	0324	05-27-1994		Q	I			210,000	00	2023	1010	274,700	2022	1010	249,800		
													1010	364,700		1010	300,600		
																	2021	1010	226,300
																		1010	250,500
										Total	639,400	Total	550,400	Total			Total	476,800	
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)				362,000			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				350,700			
												Special Land Value				0			
												Total Appraised Parcel Value				712,700			
												Valuation Method				C			
												Total Appraised Parcel Value				712,700			
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		
13984	03-29-1996	NC	New Construct	4,000	08-05-1997	100		REPLACE 12X20 DECK				08-31-2022	SJT	10		00	Measure & Listed		
											04-12-2013	VGS			20	Field Review			
											05-22-2007	BSB		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	40,075	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	1224	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1224				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	488,583
Replace Cost	21,320
Year Built	1971
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	362,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,224	1,224	1,224	187.77	229,833	
BSM	Basement	0	1,224	245	37.59	46,004	
DCK	Deck	0	360	36	18.78	6,760	
FGR	Garage	0	434	174	75.28	32,672	
FOP	Open Porch	0	32	5	29.34	939	
FUS	Finished Upper Story	918	918	918	187.77	172,375	
Ttl Gross Liv / Lease Area		2,142	4,192	2,602		488,583	

