

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGINNIS JOHN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905
MCGINNIS MEREDITH			0 No Sewer	0 Paved	0 Average	RESIDNTL	0140	452,900	452,900	
454 FRANKLIN ST			<b>SUPPLEMENTAL DATA</b>			RES LAND	0140	199,546	199,546	DUXBURY, MA
			Alt Prcl ID	Cyclical	3	RESIDNTL	0140	116,400	116,400	
DUXBURY MA 02332			Scnd Home	Exemption	W	IND LAND	0431	57,454	57,454	<b>VISION</b>
			Tax Class T	District	Res Exem	INDUSTR.	0431	279,700	279,700	
			Tot Fin Area 2800							
			Total Acres 14.329							
			Chapter Lan							
			GIS ID F_864807_2850847	Assoc Pid#						
						Total		1,106,000	1,106,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCGINNIS JOHN J		56758 272	05-02-2022	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
GOODWIN KERRI A		40085 0293	07-01-2011	U	I	417,500	1V	2023	0140	328,800	2022	0140	275,400
UMANO MICHAEL J TT		37950 0177	11-23-2009	U	I	850,000	1V		0140	388,600		0140	324,100
WILLIAMS GEORGE D		37950 0172	11-23-2009	U	I	100	1		0140	51,900		0140	51,900
WILLIAMS GEORGE D		32666 0181	05-12-2006	Q	I	850,000	00		0431	85,700		0431	58,000
								Total		1,091,600	Total		946,000
								Total			Total		896,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

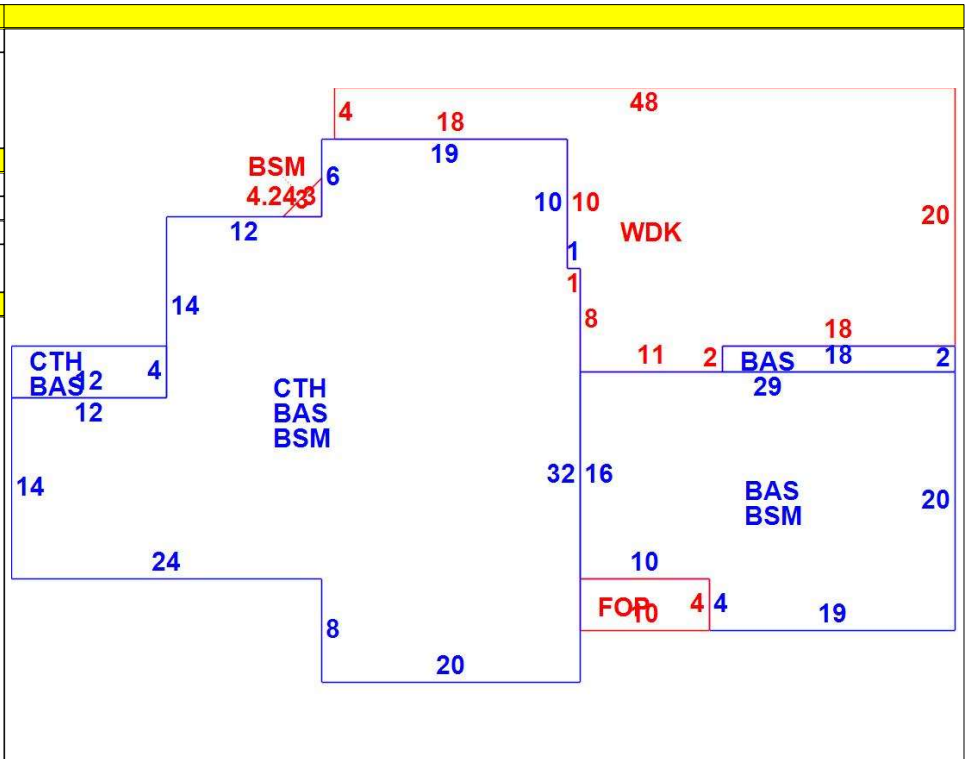
NOTES									
ONE BEDROOM WITH FUNC ISSUES, FULL BATH OFF MASTER. 2ND BEDROOM LISTED IN BSM									

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
CPO-22-20	05-31-2022	CM	Commercial	30,000		100	05-31-2023	INSTALL DISH WIRELSS ANTE		11-22-2022	SJD	9	8	07	Measure - Info @ Door
CPO022-17	05-19-2022	CM	Commercial	150,000		100	05-19-2022	MODIFY EQUIPMENT AT TLELC		04-12-2013	VGS			20	Field Review
CPO-21-36	09-09-2021	CM	Commercial	37,000		100		Antenna and line upgrade on exi		04-18-2011	RWF		1	00	Measure & Listed
CPO-20-22	09-24-2020	BP	Bldg Permit	35,000		100	05-10-2021	T Mobile replace 3 antennas/3 re							
CBP-19-29	07-02-2019	BP	Bldg Permit	30,000	04-01-2020	100	04-01-2020	VERIZON WIRELESS 12 ANTE							
2018-403	11-16-2018	BP	Bldg Permit	20,000		100		REPLACE 6 ANTENAS, 9 REMO							
2018-136	04-17-2018	MS	Miscellaneous	30,000		100		VERIZON WIRELESS REPLACI							

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	0140	Pr Res Ind	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000	HIGHWAY NOISE		E40	0.4000	8.75	140,000
1	0140	Pr Res Ind	RC	Residual	4.371	AC	35,000.00	0.35141	5	1.00	0050	1.000			1.0000	0.28	53,800	
Total Card Land Units					5.29	AC	Parcel Total Land Area				14.33	Total Land Value					193,800	

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1843	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id      C      Ownr      B      S		
Exterior Wall 1	14	Wood Shingle	Adjust Type	Code	Description      Factor%
Exterior Wall 2			Condo Flr		Condo Unit
Roof Structure	03	Gable	<b>COST / MARKET VALUATION</b>		
Roof Cover	10	Wood Shingle	Net Other Adj		308,594
Interior Wall 1	05	Drywall	Replace Cost		51,975
Interior Wall 2			Year Built		1971
Interior Floor 1	12	Hardwood	Effective Year Built		1992
Interior Floor 2			Depreciation Code		A
Heat Fuel	02	Oil	Remodel Rating		
Heat Type	05	Hot Water	Year Remodeled		
AC Type	01	None	Depreciation %		29
Bedrooms	1		Functional Obsol		
Full Baths	2		External Obsol		
Half Baths	1		Trend Factor		1.000
Extra Fixtures	0		Condition		
Total Rooms	4		Condition %		
Bath Style	01	Old Style	Percent Good		71
Kitchen Style	01	Old Style	Cns Sect Rcnld		256,000
Extra Kitchens	0		Dep % Ovr		
Fireplaces	2		Dep Ovr Comment		
Extra Openings	0		Misc Imp Ovr		
Gas Fireplaces	0		Misc Imp Ovr Comment		
Sq Ft Fin Bsmt	1339		Cost to Cure Ovr		
FBM Quality	03	Average	Cost to Cure Ovr Comment		
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1843				



**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
BRN1	Barn - 1 Story	L	810	39.00	1981	A	70	C	1.00	22,100
BRN3	Barn - 1 St w/L	L	2,592	52.00	1980	A	70	C	1.00	94,300

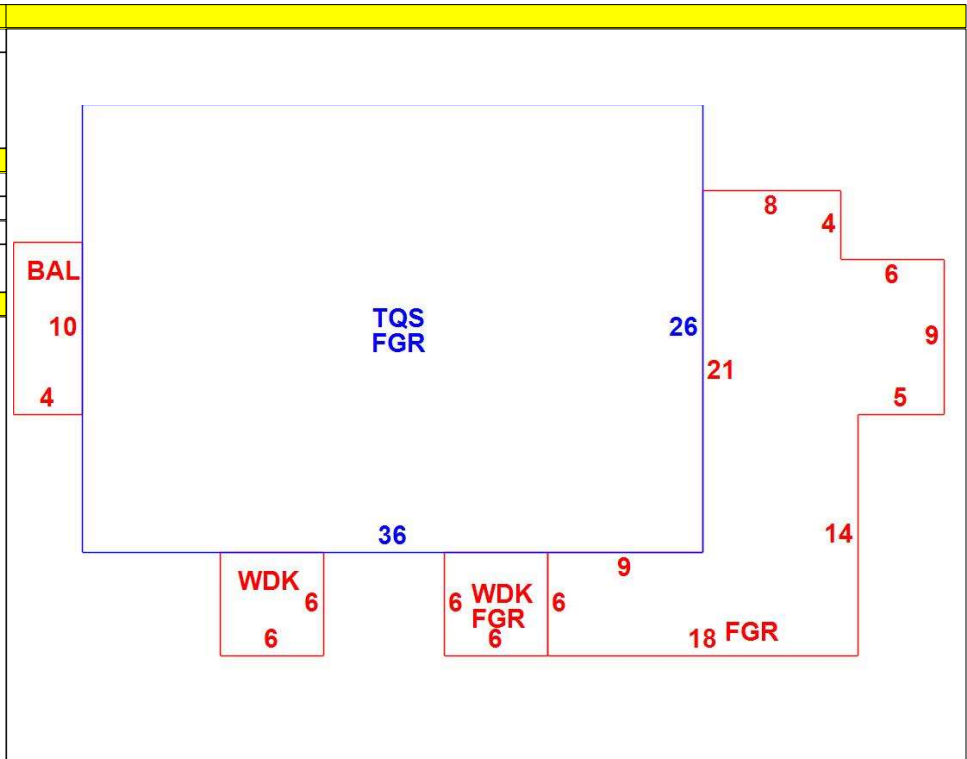
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,958	1,958	1,958	121.16	237,231
BSM	Basement	0	1,879	376	24.24	45,556
CTH	Cathedral Ceiling	0	1,382	138	12.10	16,720
FOP	Open Porch	0	40	6	18.17	727
WDK	Deck	0	688	69	12.15	8,360
Ttl Gross Liv / Lease Area		1,958	5,947	2,547		308,594



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
MCGINNIS JOHN J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed								
MCGINNIS MEREDITH			0 No Sewer	0 Paved	0 Average	RESIDNTL	0140	452,900	452,900								
454 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	0140	199,546	199,546								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2800 Total Acres 14.329 Chapter Lan GIS ID F_864807_2850847		Cyclical 3 Exemption W District Res Exem Assoc Pid#		RESIDNTL	0140	116,400	116,400								
						IND LAND	0431	57,454	57,454								
						INDUSTR.	0431	279,700	279,700								
						Total		1,106,000	1,106,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGINNIS JOHN J		56758 272	05-02-2022	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed				
GOODWIN KERRI A		40085 0293	07-01-2011	U	I	417,500	1V	2023	0140	328,800	2022	0140	275,400				
UMANO MICHAEL J TT		37950 0177	11-23-2009	U	I	850,000	1V		0140	388,600		0140	324,100				
WILLIAMS GEORGE D		37950 0172	11-23-2009	U	I	100	1		0140	51,900		0140	51,900				
WILLIAMS GEORGE D		32666 0181	05-12-2006	Q	I	850,000	00		0431	85,700		0431	58,000				
						Total		1,091,600	Total	946,000	Total	896,600					
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						<b>APPRAISED VALUE SUMMARY</b>								
			0.00						Appraised Bldg. Value (Card) 452,900								
								Appraised Xf (B) Value (Bldg) 0									
								Appraised Ob (B) Value (Bldg) 396,100									
								Appraised Land Value (Bldg) 257,000									
								Special Land Value 0									
								Total Appraised Parcel Value 1,106,000									
								Valuation Method C									
								Total Appraised Parcel Value 1,106,000									
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			
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		
2	0140	Pr Res Ind			0.000 AC	0.00	1.00000	0	1.00	0050	1.000		0.0000	0.00	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					14.33	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	1.8				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		264,669
Interior Floor 2			Replace Cost		5,000
Heat Fuel	07	Propane	Year Built		269,669
Heat Type	04	Forced Air-Duc	Effective Year Built		1980
AC Type	02	Heat Pump	Depreciation Code		1994
Bedrooms	1		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		196,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
BAL	Balcony	0	40	4	21.40	856
FGR	Garage	0	1,310	524	85.58	112,115
TQS	Three Quarter Story	702	936	702	160.47	150,200
WDK	Deck	0	72	7	20.80	1,498
Ttl Gross Liv / Lease Area		702	2,358	1,237		264,669



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
MCGINNIS JOHN J MCGINNIS MEREDITH 454 FRANKLIN ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed							
SUPPLEMENTAL DATA										RESIDNTL	0140	452,900	452,900							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2800 Total Acres 14.329 Chapter Lan GIS ID F_864807_2850847										RESIDNTL	0140	116,400	116,400							
										IND LAND	0431	57,454	57,454							
										INDUSTR.	0431	279,700	279,700							
										Total		1,106,000	1,106,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCGINNIS JOHN J GOODWIN KERRI A UMANO MICHAEL J TT WILLIAMS GEORGE D WILLIAMS GEORGE D				56758 272 40085 0293 37950 0177 37950 0172 32666 0181		05-02-2022 07-01-2011 11-23-2009 11-23-2009 05-12-2006		Q I U I U I U I Q I		1,100,000 417,500 850,000 100 850,000		00 1V 1V 1 00		Year	Code	Assessed	Year	Code	Assessed	
												2023	0140	328,800	2022	0140	275,400	2021	0140	277,600
													0140	388,600		0140	324,100		0140	270,100
													0140	51,900		0140	51,900		0140	51,900
													0431	85,700		0431	58,000		0431	60,400
												Total		1,091,600	Total		946,000	Total		896,600
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												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										
0050										Appraised Xf (B) Value (Bldg)										
												Appraised Ob (B) Value (Bldg)								
												Appraised Land Value (Bldg)								
												Special Land Value								
												Total Appraised Parcel Value								
												Valuation Method								
												Total Appraised Parcel Value								
												1,106,000								
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			
CPO-21-12	04-06-2021	CM	Commercial	30,000		100		Verizon Wireless replacing 12 ant				08-20-2018	SJD	10		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			
3	0431	Tel Rel Tw	RC	Residual	5.320	AC	35,000.00	0.29980	5	1.00	0050	1.000			1.0000	0.24	55,800			
3	0431	Tel Rel Tw		Undevelop	3.720	AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	7,400			
Total Card Land Units					9.04	AC	Parcel Total Land Area					14.33	Total Land Value					63,200		

**VISION**

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings	Bsmt Area		
Model	00	Vacant	Bsmt Type		
Grade			Unfin Area		
Stories			<b>CONDO DATA</b>		
Occupancy			Parcel Id	C	Owne
Exterior Wall 1				B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure			Condo Flr		Factor%
Roof Cover			Condo Unit		
Interior Wall 1			<b>COST / MARKET VALUATION</b>		
Interior Wall 2					0
Interior Floor 1			Net Other Adj		
Interior Floor 2			Replace Cost		
Heat Fuel			Year Built		
Heat Type			Effective Year Built		0
AC Type			Depreciation Code		
Bedrooms			Remodel Rating		
Full Baths			Year Remodeled		
Half Baths			Depreciation %		
Extra Fixtures			Functional Obsol		
Total Rooms			External Obsol		
Bath Style			Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens			Condition %		
Fireplaces			Percent Good		
Extra Openings			Cns Sect Rcnd		
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation			Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area			Cost to Cure Ovr Comment		

No Sketch

**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
TWR	TOWER	L	170	1400.00	2010	A	70	C	1.00	166,600
TWB	TOWER BUIL	L	800	202.00	2010	A	70	C	1.00	113,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

