

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VINAL MICHAEL S			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCCARTY CHRISTINE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	374,300	374,300	
109 TEMPLEWOOD DR				0 Light		RES LAND	1010	502,900	502,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	65,000	65,000		
Alt Prcl ID		Cyclical 3								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1626		District								
Total Acres 3.168		Res Exem								
Chapter Lan										
GIS ID F_864815_2852324		Assoc Pid#								
							Total	942,200	942,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VINAL MICHAEL S		31220 0289	08-26-2005	U	I	400,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	294,400	2022	1010	268,800	2021	1010	242,800
									1010	564,900		1010	362,200		1010	349,600
									1010	38,900		1010	38,900		1010	36,100
							Total	898,200	Total	669,900	Total	628,500				

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total	0.00					Appraised Bldg. Value (Card) 374,300			
							Appraised Xf (B) Value (Bldg) 0					
							Appraised Ob (B) Value (Bldg) 65,000					
							Appraised Land Value (Bldg) 502,900					
							Special Land Value 0					
							Total Appraised Parcel Value 942,200					
							Valuation Method C					
							Total Appraised Parcel Value 942,200					

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0060			

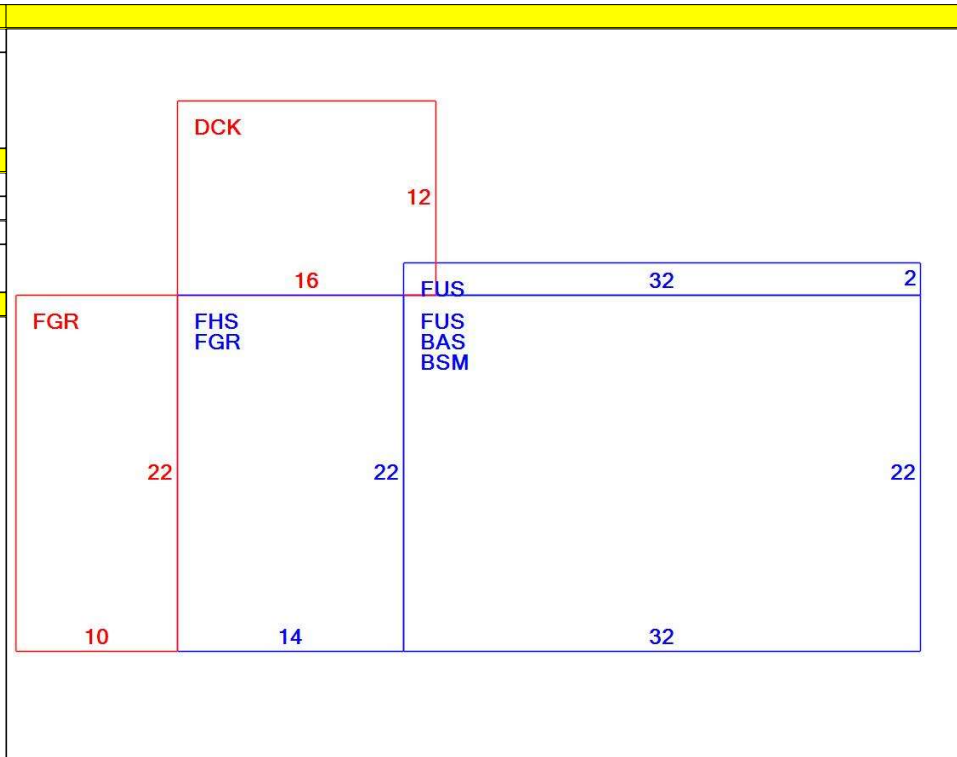
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-19-226	07-12-2019	RM		11,700	02-24-2020	100		REMOVE PARTITION AND INST	02-24-2020	SJT	10		01	Measure - No Entry
122	08-02-2011	MN	Maintenance	5,000		100		REROOF	04-12-2013	VGS			20	Field Review
75	07-10-2008	MN	Maintenance	18,300		100		VINYL SIDING	02-05-2013	AO	6	6	30	Quality Control
68	06-20-2008	MN	Maintenance	3,800		100		21 WINDOWS & 1 DOOR	07-27-2007	KP		4	08	Measure - Interior Refusal
275	08-09-2006	AD	Addition	38,000		100		24X40 PRE-FAB GARAGE						
428	08-14-2003	RM	Remodel	4,000	10-20-2004	100		DM SUNRM/BUILD DECK						

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	0060	1.341		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	2.000	AC 35,000.00	0.60000	5	1.00	0060	1.341			1.0000	0.65	56,300
1	1010	Single Family	WP	Undevelop	0.250	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	700
Total Card Land Units					3.17	AC	Parcel Total Land Area					3.17	Total Land Value			502,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	704	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	704				

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

COST / MARKET VALUATION	
Net Other Adj	476,103
Replace Cost	16,385
Year Built	492,488
Effective Year Built	1974
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnld	374,300
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
BRN5	Barn - 2 Story	L	960	69.00	2006	G	85	C	1.00	56,300
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	238.41	167,840
BSM	Basement	0	704	141	47.75	33,616
DCK	Deck	0	192	19	23.59	4,530
FGR	Garage	0	528	211	95.27	50,304
FHS	Finished Half Story	154	308	154	119.20	36,715
FUS	Finished Upper Story	768	768	768	238.41	183,098
Ttl Gross Liv / Lease Area		1,626	3,204	1,997		476,103

