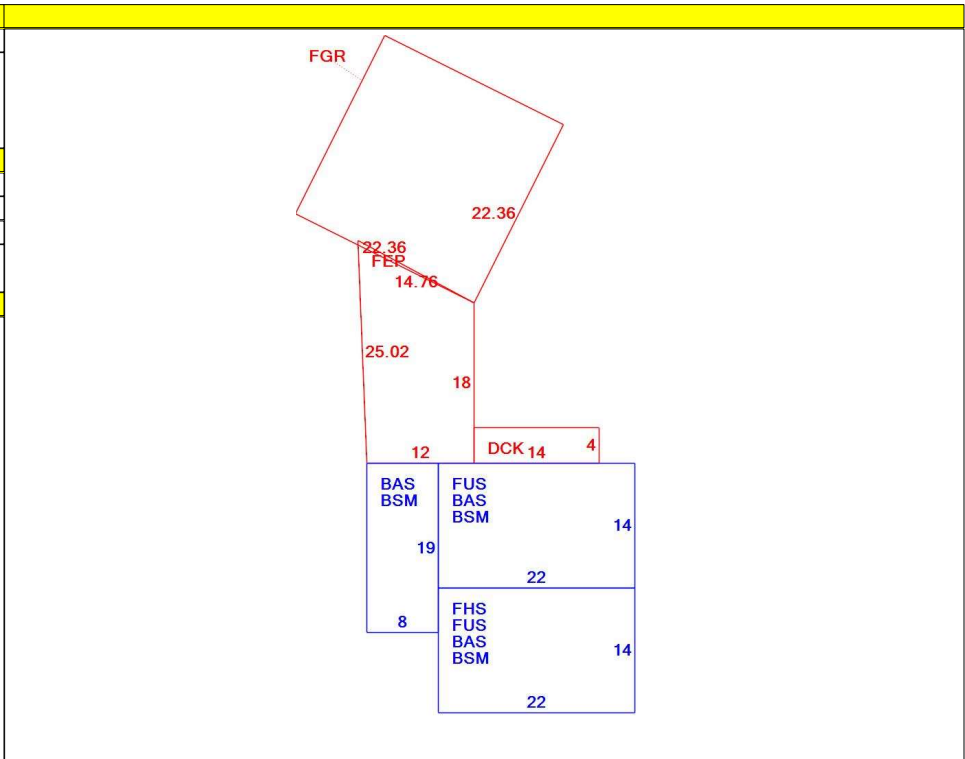


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
MCDONOUGH TERENCE M CONNOLLY SUSAN E 80 ROBBINS ST		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed		255,000 255,000 365,900 365,900						
OSTERVILLE MA 02655		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	255,000	Assessed				255,000				
SUPPLEMENTAL DATA													Total		620,900		620,900		
Alt Prcl ID		Scnd Home 500767		Cyclical Exemption 3		Tax Class T		Tot Fin Area 1538		Total Acres 1.368		Chapter Lan			GIS ID F_865170_2849849		Assoc Pid#		
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCDONOUGH TERENCE M			5424 0275		08-08-1983	Q	I	96,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	194,700	2022	1010	178,300	2021	1010	161,700
												1010	380,400		1010	313,500		1010	261,300
											Total		575,100	Total		491,800	Total		423,000
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)					255,000			
0050											Appraised Xf (B) Value (Bldg)					0			
											Appraised Ob (B) Value (Bldg)					0			
											Appraised Land Value (Bldg)					365,900			
											Special Land Value					0			
											Total Appraised Parcel Value					620,900			
											Valuation Method					C			
											Total Appraised Parcel Value					620,900			
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				
QPO-23-18	06-15-2023	MN	Maintenance	80,000		100		Roof and window replacement		05-29-2019	SJT	4		30	Quality Control				
22	01-21-2004	MN	Maintenance	7,500		100		RFRB BSMNT AREA		04-16-2019	SJD	2		20	Field Review				
13862	10-25-1995	MN	Maintenance	8,500	05-24-1996	100		REROOF		04-12-2013	VGS			20	Field Review				
										10-13-2006	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	350,000				
1	1010	Single Family	WP	Residual	0.454	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	15,900				
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value			365,900			

**VISION**

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2.35				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		328,540
Interior Floor 2			Replace Cost		20,800
Heat Fuel	02	Oil	Year Built		349,339
Heat Type	05	Hot Water	Effective Year Built		1975
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		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 Rcnd		255,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	500		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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	768	768	768	159.64	122,604
BSM	Basement	0	768	154	32.01	24,585
DCK	Deck	0	56	6	17.10	958
FEP	Finished Enclosed Porch	0	267	160	95.66	25,542
FGR	Garage	0	500	200	63.86	31,928
FHS	Finished Half Story	154	308	154	79.82	24,585
FUS	Finished Upper Story	616	616	616	159.64	98,338
Ttl Gross Liv / Lease Area		1,538	3,283	2,058		328,540

