

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACQUARRIE FOREST			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MACQUARRIE JEANNETTE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	386,000	386,000	
735 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	356,300	356,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1809 Total Acres 1.098 Chapter Lan GIS ID F_862172_2847480			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
							Total	743,700	743,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACQUARRIE FOREST	43469	0089	08-09-2013	Q	I	388,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCGONAGLE DANIEL H & ELEANOR	39023	0335	09-27-2010	U	I	1	1F	2023	1010	285,900	2022	1010	237,700	2021	1010	237,200
MCGONAGLE DANIEL, ELEANOR, JEAN	27626	0294	02-27-2004	U	I	250,000	1		1010	370,600		1010	305,400		1010	254,500
THEVENIN KELLY AL	18480	0253	04-28-2000	Q	I	119,290	00		1010	1,000		1010	1,000		1010	1,000
							Total	657,500		Total	544,100		Total	492,700		

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)					386,000
0050					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					1,400
					Appraised Land Value (Bldg)					356,300
					Special Land Value					0
					Total Appraised Parcel Value					743,700
					Valuation Method					C
					Total Appraised Parcel Value					743,700

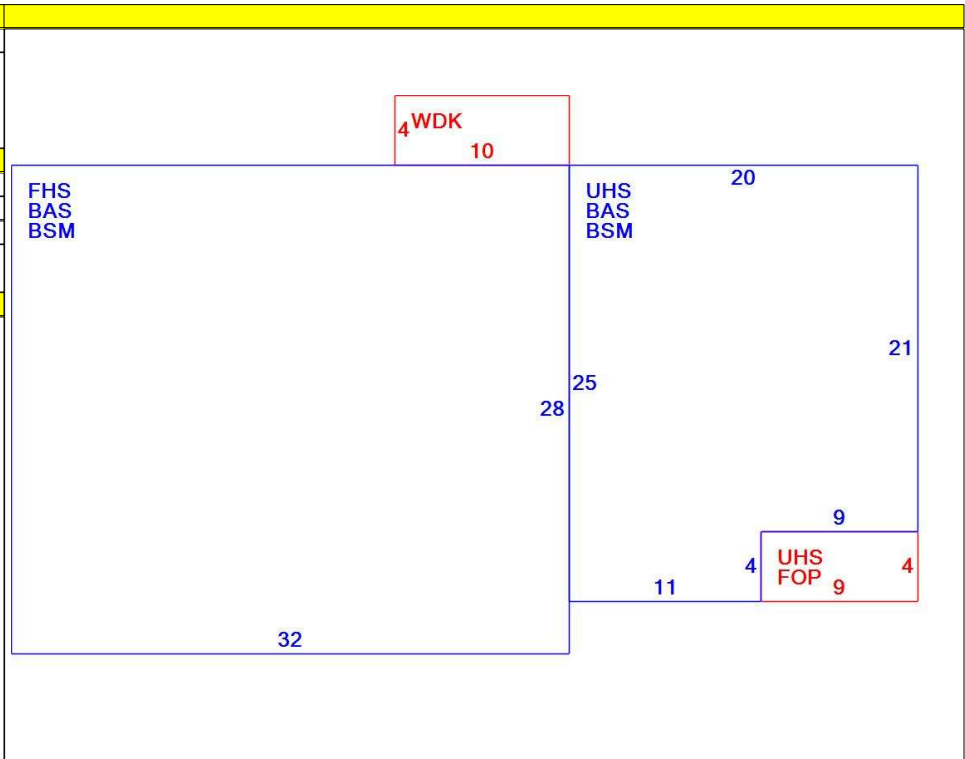
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
230	10-26-2010	NC	New Construct	220,000	06-28-2011	100		MODULAR SNFM 2470'		10-27-2022	SJT	10		01	Measure - No Entry
229	10-26-2010	DM	Demolish	12,500		100		DWELLING&FOUNDATION		04-12-2013	VGS			20	Field Review
11758	11-01-1990	RM	Remodel			100		REPAIR,JOISTS,FL,WIR		01-16-2013	SJD	0	1	00	Measure & Listed
										05-04-2012	KP	5		20	Field Review
										07-19-2011	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	8.75	350,000
1	1010	Single Family	RC	Residual	0.180	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300
Total Card Land Units					1.10	AC	Parcel Total Land Area			1.10	Total Land Value			356,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1360	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	05	Vinyl			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1360				

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

COST / MARKET VALUATION	
Net Other Adj	416,491
Replace Cost	12,420
Year Built	428,911
Effective Year Built	2010
Depreciation Code	2011
Remodel Rating	A
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	386,000
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
SHD1	Shed	L	80	21.00	2011	G	85	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,360	1,360	1,360	188.12	255,839
BSM	Basement	0	1,360	272	37.62	51,168
FHS	Finished Half Story	448	896	448	94.06	84,276
FOP	Open Porch	0	36	5	26.13	941
UHS	Unfinished Half Story	0	500	125	47.03	23,515
WDK	Deck	0	40	4	18.81	752
Ttl Gross Liv / Lease Area		1,808	4,192	2,214		416,491

