

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCGUIRE RUTH A PO BOX 961 DUXBURY MA 02331		9 Steep	0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed		
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	210,200	210,200		
		SUPPLEMENTAL DATA				RES LAND	1010	351,200	351,200		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1164 Total Acres 5.058 Chapter Lan GIS ID F_867074_2849452				Cyclical Exemption W District Res Exem	3	RESIDNTL	1010	2,500	2,500
						Total		563,900	563,900		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCGUIRE RUTH A		44168 0113	03-24-2014	U	I	24,000	1A	Year	Code	Assessed	Year	Code	Assessed	
FORD ROBERT N		20727 0256	10-19-2001	Q	I	295,000	00	2023	1010	226,000	2022	1010	197,600	
									1010	365,000		1010	302,200	
									1010	1,700		1010	1,700	
						Total		592,700	Total		501,500	Total		450,400

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	210,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	351,200
Special Land Value	0
Total Appraised Parcel Value	563,900
Valuation Method	C
Total Appraised Parcel Value	563,900

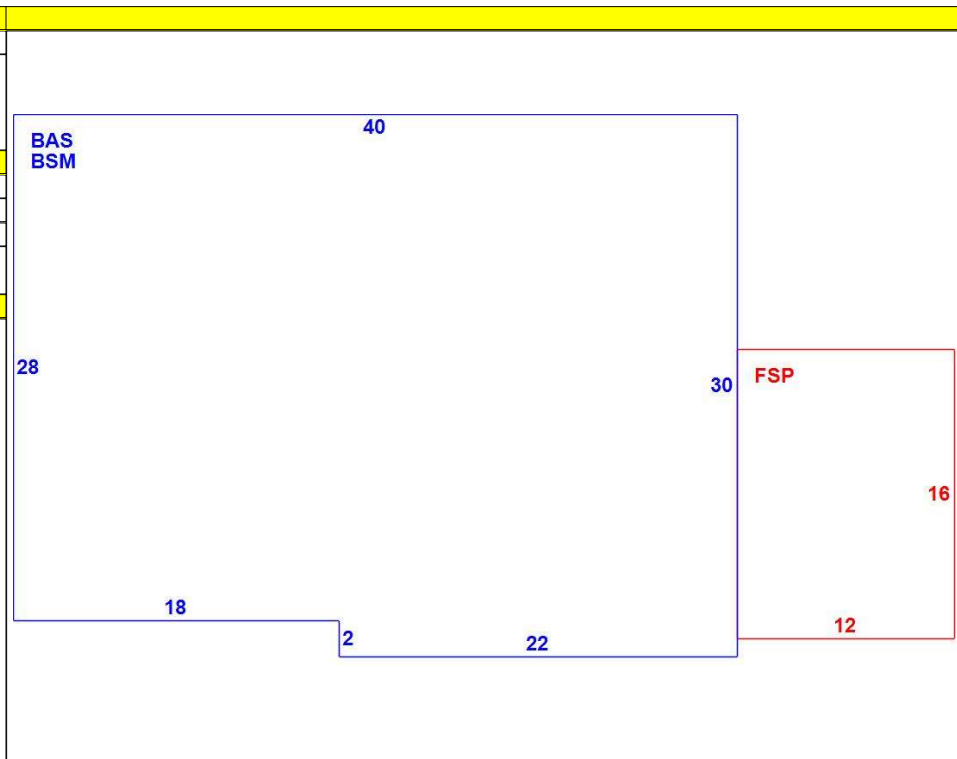
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											
FUNC OBS = PARTIALLY FINISHED BSMNT AREA											

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
23	11-13-2002	AD	Addition		09-20-2003	100		10x12 SHED	04-12-2013	VGS			20	Field Review
13199	05-17-1994	AD	Addition	2,880		100		12X16 SCREENED PCH	09-20-2003	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		TP95	0.9500	8.75	332,500
1	1010	Single Family	PD	Residual	0.318 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	11,100
1	1010	Single Family	WP	Undevelop	3.820 AC	2,000.00	1.00000	0	1.00	0050	1.000	SWAMP		1.0000	0.05	7,600
Total Card Land Units					5.06 AC	Parcel Total Land Area					5.06	Total Land Value			351,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1164	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas			268,185
Heat Type	04	Forced Air-Duc	Net Other Adj		19,760
AC Type	01	None	Replace Cost		287,944
Bedrooms	2		Year Built		1978
Full Baths	1		Effective Year Built		1994
Half Baths	0		Depreciation Code		A
Extra Fixtures	0		Remodel Rating		
Total Rooms	4		Year Remodeled		
Bath Style	02	Average	Depreciation %		27
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	288		Percent Good		73
FBM Quality	03	Average	Cns Sect Rcnld		210,200
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1164		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	48	21.00	1980	A	70	C	1.00	700
SHD1	Shed	L	120	21.00	2002	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,164	1,164	1,164	186.89	217,538
BSM	Basement	0	1,164	233	37.41	43,545
FSP	Screened Porch	0	192	38	36.99	7,102
Ttl Gross Liv / Lease Area		1,164	2,520	1,435		268,185

