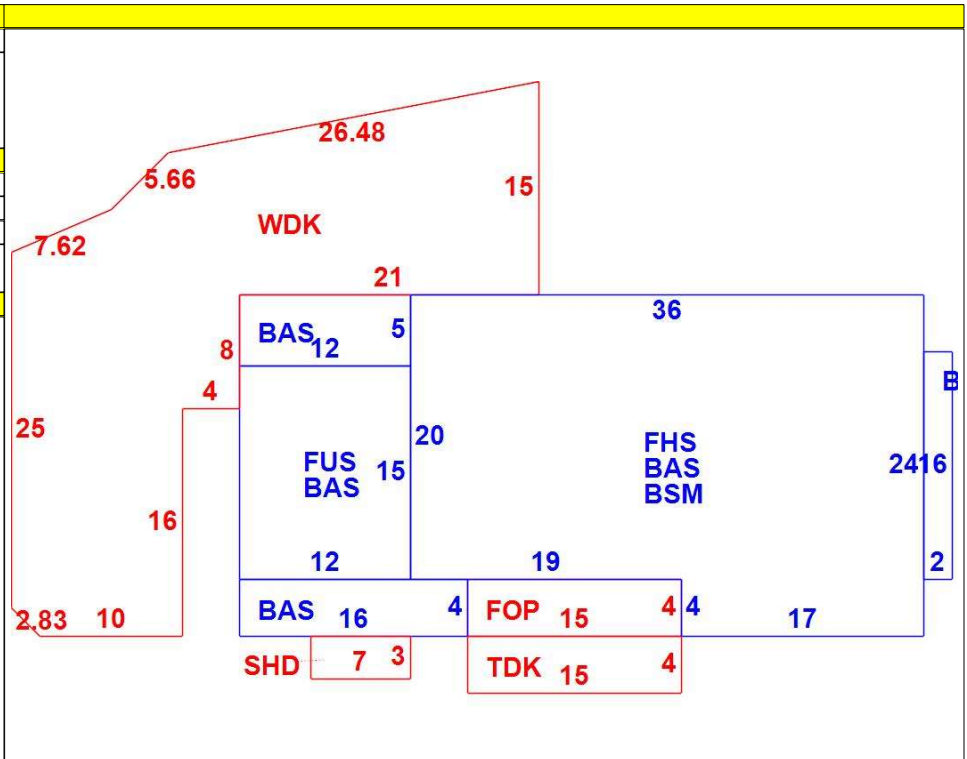


CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA						
MCKEAN CAROL ANN  344 TEMPLE ST  DUXBURY MA 02332			0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed			
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	364,600	364,600					
					0	Medium			RES LAND	1010	494,200	494,200					
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1680 Total Acres .39 Chapter Lan GIS ID F_868552_2850297				Cyclical 3 Exemption W District Res Exem Assoc Pid#			Total		858,800		858,800						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKEAN CAROL ANN			55054 293	05-27-2021	Q	I	851,000	00	Year	Code	Assessed	Year	Code	Assessed			
CARTY TIMOTHY			47932 0281	12-27-2016	U	I	1	1A	2023	1010	281,400	2022	1010	237,800			
CARTY TIMOTHY J			39699 0165	02-28-2011	Q	I	355,500	00		1010	482,300		1010	396,200			
DESROCHES DAVID J			29259 0173	10-15-2004	Q	I	475,000	00	Total		763,700		Total 634,000				
HOLLOWAY KURT M			17495 0290	05-26-1999	Q	I	239,000	00	Total		482,200		Total 482,200				
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								<b>APPRAISED VALUE SUMMARY</b>									
Nbhd	Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)					364,600		
0070										Appraised Xf (B) Value (Bldg)					0		
								Appraised Ob (B) Value (Bldg)					0				
								Appraised Land Value (Bldg)					494,200				
								Special Land Value					0				
								Total Appraised Parcel Value					858,800				
								Valuation Method					C				
								Total Appraised Parcel Value					858,800				
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			
2014-356	11-21-2014	AD	Addition	50,000	11-08-2017	100		CONSTRUCT TWO SHED DOR DEMO EXISTING CHIMNEY, RE	01-27-2022	SJD	0	1	00	Measure & Listed			
2014-320	10-28-2014	MS	Miscellaneous	1,000	11-08-2017	100			11-08-2017	JLF	5			01	Measure - No Entry		
									05-12-2015	JLF	5			00	Measure & Listed		
									04-12-2013	VGS				20	Field Review		
									01-05-2011	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	16,988 SF	17.45	1.00000	5	1.00	0070	1.389			V120	1.2000	29.09	494,200
Total Card Land Units					0.39	AC	Parcel Total Land Area					0.39	Total Land Value			494,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1028	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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					
Heat Fuel	02	Oil	Net Other Adj		447,451
Heat Type	05	Hot Water	Replace Cost		14,040
AC Type	03	Central	Year Built		461,491
Bedrooms	3		Effective Year Built		1984
Full Baths	2		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		364,600
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1028		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

COST / MARKET VALUATION		
Net Other Adj		447,451
Replace Cost		14,040
Year Built		461,491
Effective Year Built		1984
Depreciation Code		2000
Remodel Rating		G
Year Remodeled		
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		79
Cns Sect Rcnd		364,600
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124	1,124	229.58	258,048
BSM	Basement	0	788	158	46.03	36,274
FHS	Finished Half Story	394	788	394	114.79	90,455
FOP	Open Porch	0	60	9	34.44	2,066
FUS	Finished Upper Story	180	180	180	229.58	41,324
SHD	Attached Shed	0	21	7	76.53	1,607
TDK	Trex Deck	0	60	6	22.96	1,377
WDK	Deck	0	707	71	23.06	16,300
Ttl Gross Liv / Lease Area		1,698	3,728	1,949		447,451

