

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKINNON JOHN B			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MCKINNON MARY L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	324,900	324,900	
394 CONGRESS ST				0 Heavy		RES LAND	1010	353,900	353,900	
DUXBURY MA 02332						RESIDNTL	1010	700	700	
SUPPLEMENTAL DATA										
Alt Prcl ID			Cyclical 4							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 1760			District							
Total Acres 1.0283			Res Exem							
Chapter Lan										
GIS ID F_863447_2846424			Assoc Pid#							
						Total		679,500	679,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKINNON JOHN B		3704 0174	08-31-1971	U	I	37,900	1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	245,800	2022	1010	224,400			
									1010	367,600		1010	303,000			
									1010	500		1010	500			
								Total		613,900	Total		527,900	Total		455,600

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			
									Appraised Bldg. Value (Card) 324,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

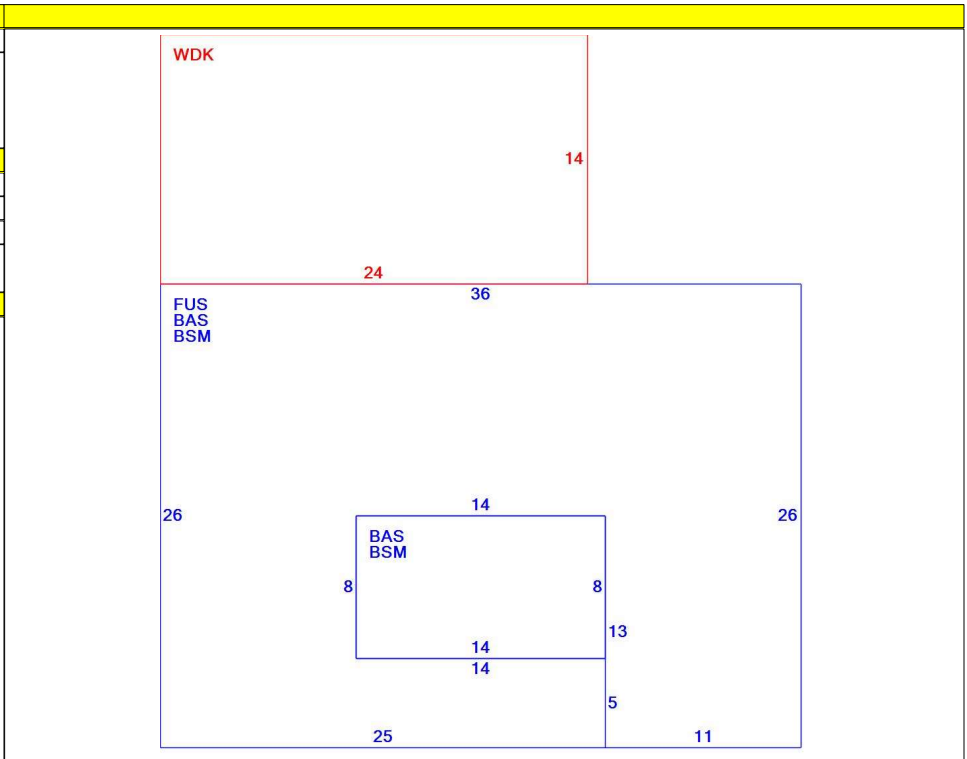
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
14 X 8 AREA IS CATHEDRAL			
Appraised Land Value (Bldg) 353,900			
Special Land Value 0			
Total Appraised Parcel Value 679,500			
Valuation Method C			
Total Appraised Parcel Value 679,500			

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
2013-0069	05-08-2013	MN	Maintenance	8,800	07-18-2013	100		STRIP & REROOF	07-18-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									09-12-2007	BSB		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	0.110 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	3,900
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value			353,900

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	936			
Model	01	Residential			Bsmt Type	00	N/A		
Grade	05	Ave/Good			Unfin Area	0.00			
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C		Owne
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2					Net Other Adj		413,877		
Interior Floor 1	12	Hardwood			Replace Cost		13,650		
Interior Floor 2					Year Built		427,526		
Heat Fuel	02	Oil			Effective Year Built		1970		
Heat Type	05	Hot Water			Depreciation Code		1997		
AC Type	01	None			Remodel Rating		G		
Bedrooms	3				Year Remodeled				
Full Baths	1				Depreciation %		24		
Half Baths	1				Functional Obsol				
Extra Fixtures	0				External Obsol				
Total Rooms	7				Trend Factor		1.000		
Bath Style	02	Average			Condition				
Kitchen Style	02	Average			Condition %				
Extra Kitchens	0				Percent Good		76		
Fireplaces	1				Cns Sect Rcnld		324,900		
Extra Openings	0				Dep % Ovr				
Gas Fireplaces	0				Dep Ovr Comment				
Sq Ft Fin Bsmt	0				Misc Imp Ovr				
FBM Quality					Misc Imp Ovr Comment				
Foundation	06	Poured Conc			Cost to Cure Ovr				
Bsmt Garage	0				Cost to Cure Ovr Comment				
Bsmt Area	936								



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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	208.92	195,552
BSM	Basement	0	936	187	41.74	39,069
FUS	Finished Upper Story	824	824	824	208.92	172,153
WDK	Deck	0	336	34	21.14	7,103
Ttl Gross Liv / Lease Area		1,760	3,032	1,981		413,877

