

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
MCLAUGHLIN MICHAEL R MCLAUGHLIN PATRICIA J 347 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	432,200	432,200						
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID		Cyclical 3		RES LAND	1010	368,600	368,600						
		Scnd Home		Exemption W		RESIDNTL	1010	52,500	52,500								
		Tax Class T		District		Res Exem		Total		853,300	853,300						
		Total Acres 2.07		Chapter Lan		Assoc Pid#											
		GIS ID F_866476_2850374															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
MCLAUGHLIN MICHAEL R			18304	0003	02-25-2000		Q	I	377,500		00	Year	Code	Assessed	Year	Code	Assessed
												2023	1010	308,000	2022	1010	281,200
													1010	386,000		1010	318,600
													1010	32,600		1010	32,600
												Total		726,600	Total		632,400
												Total		561,300	Total		561,300
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
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	
350	08-14-2002	AD	Addition	55,000	01-01-2003	100		MSTR BEDRM W/ DECK			10-20-2022	SJT	10		01	Measure - No Entry	
											04-12-2013	VGS			20	Field Review	
											09-19-2007	BSB			01	Measure - No Entry	
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			ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	1.156 AC	35,000.00	0.89222	5	1.00	0050	1.000				1.0000	0.72	36,100
Total Card Land Units					2.07 AC	Parcel Total Land Area					2.07	Total Land Value					368,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1234	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	20	Brick/Masonry			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			551,169
Interior Floor 2			Net Other Adj		17,550
Heat Fuel	03	Gas	Replace Cost		568,719
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		432,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1234		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
SPL2	Ing Pool-Good	L	800	89.00	1986	A	70	C	1.00	49,800
SHD1	Shed	L	120	21.00	1986	A	70	C	1.00	1,800
SHD1	Shed	L	60	21.00	1986	A	70	C	1.00	900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,234	1,234	1,234	196.85	242,908
BSM	Basement	0	1,234	247	39.40	48,621
DCK	Deck	0	24	2	16.40	394
FEP	Finished Enclosed Porch	0	304	182	117.85	35,826
FGR	Garage	0	550	220	78.74	43,306
FOP	Open Porch	0	204	31	29.91	6,102
FUS	Finished Upper Story	884	884	884	196.85	174,012
Ttl Gross Liv / Lease Area		2,118	4,434	2,800		551,169

