

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCKENZIE MICHAEL J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
260 TEMPLE ST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	777,900	777,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	374,900	374,900	
Alt Prcl ID		Cyclical 3			905 DUXBURY, MA <h1 style="text-align: center;">VISION</h1>				
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 4228		District							
Total Acres 1.628		Res Exem							
Chapter Lan		Assoc Pid#			Total 1,152,800 1,152,800				
GIS ID F_869645_2849675									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCKENZIE MICHAEL J		20775 0253	10-26-2001	Q	I	355,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	588,100	2022	1010	536,800
									1010	389,800		1010	321,300
								Total		977,900	Total		858,100
								Total			Total		713,000

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			
2022	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 777,900			
Total			400.00					Appraised Xf (B) Value (Bldg) 0				

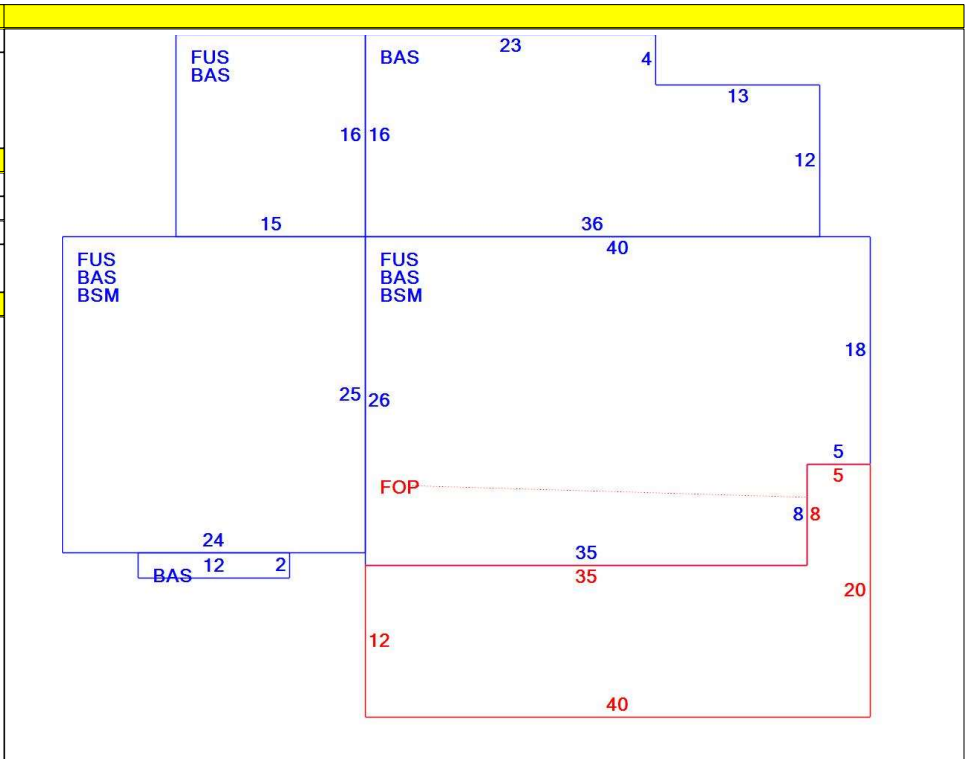
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Appraised Land Value (Bldg) 374,900 Special Land Value 0 Total Appraised Parcel Value 1,152,800 Valuation Method C Total Appraised Parcel Value 1,152,800			

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
83	03-15-2006	AD	Addition	152,400		100		2 STRY ADD/GARAGE	04-12-2013	VGS			20	Field Review
611	11-17-2003	AD	Addition	15,000		100		REBLD DECK W/PERGOLA	09-13-2007	BSB			01	Measure - No Entry
13754	07-27-1995	NC	New Construct	5,500	05-24-1996	100		ENCLOSE DECK 16X22						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	WP	Residual	0.710 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0040	0.81	24,900	
Total Card Land Units					1.63 AC	Parcel Total Land Area					1.63	Total Land Value				374,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1600	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			954,806
Interior Floor 2			Net Other Adj		29,920
Heat Fuel	02	Oil	Replace Cost		984,726
Heat Type	05	Hot Water	Year Built		1977
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	21	
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	79	
Gas Fireplaces	0		Cns Sect Rcnd		777,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1600		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	2,388	2,388	2,388	206.40	492,883	
BSM	Basement	0	1,600	320	41.28	66,048	
FOP	Open Porch	0	520	78	30.96	16,099	
FUS	Finished Upper Story	1,840	1,840	1,840	206.40	379,776	
Ttl Gross Liv / Lease Area		4,228	6,348	4,626		954,806	



260 TEMPLE ST

