

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
MCTURK GEORGE E MCTURK BEVERLY B 3 HIGH RIDGE DR MATTAPOISETT MA 02739			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed								
						RESIDENTL	1010	505,900	505,900	<b>VISION</b>							
						RES LAND	1010	350,300	350,300								
SUPPLEMENTAL DATA																	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2412 Total Acres 1.048 Chapter Lan GIS ID F_868553_2847623			Cyclical 3 Exemption W District Res Exem Assoc Pid#														
						Total		856,200	856,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCTURK GEORGE E		LCC 130316	06-22-2020	Q	I	724,500	00	Year	Code	Assessed	Year	Code	Assessed				
CARLETON JOANNE M		LCC 101823	08-16-2002	U	I	1	1F	2023	1010	386,200	2022	1010	353,800				
RESTEGHINI JOSEPH TRS		LCC 88400	08-15-1995	U	I	100	1F		1010	364,300	2021	1010	300,300				
		Total						Total		750,500	Total		654,100				
								Total			Total		571,500				
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
												08-03-2020	SJD	9	1	01	Measure - No Entry
												09-10-2018	SJD			20	Field Review
												04-12-2013	VGS			20	Field Review
												06-11-2007	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	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	PD	Undevelop	0.137	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	300	
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			350,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1360	
Model	01	Residential	Bsmt Type	04	
Grade	06	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					B
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			580,121
Interior Floor 2			Net Other Adj		36,830
Heat Fuel	02	Oil	Replace Cost		616,951
Heat Type	05	Hot Water	Year Built		1985
AC Type	06	Partial	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	9		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		82
Gas Fireplaces	0		Cns Sect Rcnld		505,900
Sq Ft Fin Bsmt	312		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1360		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	1,292	1,292	1,292	211.34	273,048	
BSM	Basement	0	1,396	279	42.24	58,963	
FSP	Screened Porch	0	156	31	42.00	6,551	
FUS	Finished Upper Story	1,120	1,120	1,120	211.34	236,698	
PTO	Patio	0	460	23	10.57	4,861	
Ttl Gross Liv / Lease Area		2,412	4,424	2,745		580,121	

