

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA							
MCLAUGHLIN RICHARD MCLAUGHLIN CLAIRE H 425 UNION BRIDGE RD  DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed								
SUPPLEMENTAL DATA										RESIDENTL	1090	879,000	879,000								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3016 Total Acres 1.998 Chapter Lan GIS ID F_860351_2846132										RES LAND	1090	385,600	385,600								
										RESIDENTL	1090	74,400	74,400								
										Total		1,339,000	1,339,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MCLAUGHLIN RICHARD				4495	0205	07-24-1978		U	I	24,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1090	668,900	2022	1090	591,100	2021	1090	556,600	
													1090	402,400		1090	331,900		1090	276,600	
													1090	40,100		1090	40,100		1090	40,100	
												Total		1,111,400	Total		963,100	Total		873,300	
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														APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				879,000							
0050										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				74,400							
										Appraised Land Value (Bldg)				385,600							
										Special Land Value				0							
										Total Appraised Parcel Value				1,339,000							
										Valuation Method				C							
										Total Appraised Parcel Value				1,339,000							
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				
BPO-21-247	06-02-2021	MN	Maintenance	3,965		100	06-02-2021	Remove and replace small sectio				04-12-2013	VGS			20	Field Review				
190	12-10-2009	MN	Maintenance	9,850		100		STRIP REROOF				09-30-1999	BSB		1	00	Measure & Listed				
19990125	04-06-1999	MN	Maintenance	4,000		100		RPLC WNDWS+SHNGLES+													
15181	10-23-1998	NC	New Construct	16,800	09-30-1999	100		14X24 SUNROOM													
14793	01-21-1998	NC	New Construct	1,000	09-30-1999	100		4X26 FOUNDATION WALL													
14656	09-10-1997	NC	New Construct	5,000	09-30-1999	100		12X18 UTIL BLD,SCREE													
14317	12-10-1996	NC	New Construct	10,000	05-05-1998	100		BAY WINDOW & REROOF													
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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000				
1	1090	Multi Houses	RC	Residual	1.080	AC	35,000.00	0.94074	5	1.00	0050	1.000			1.0000	0.76	35,600				
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value					385,600			

**VISION**

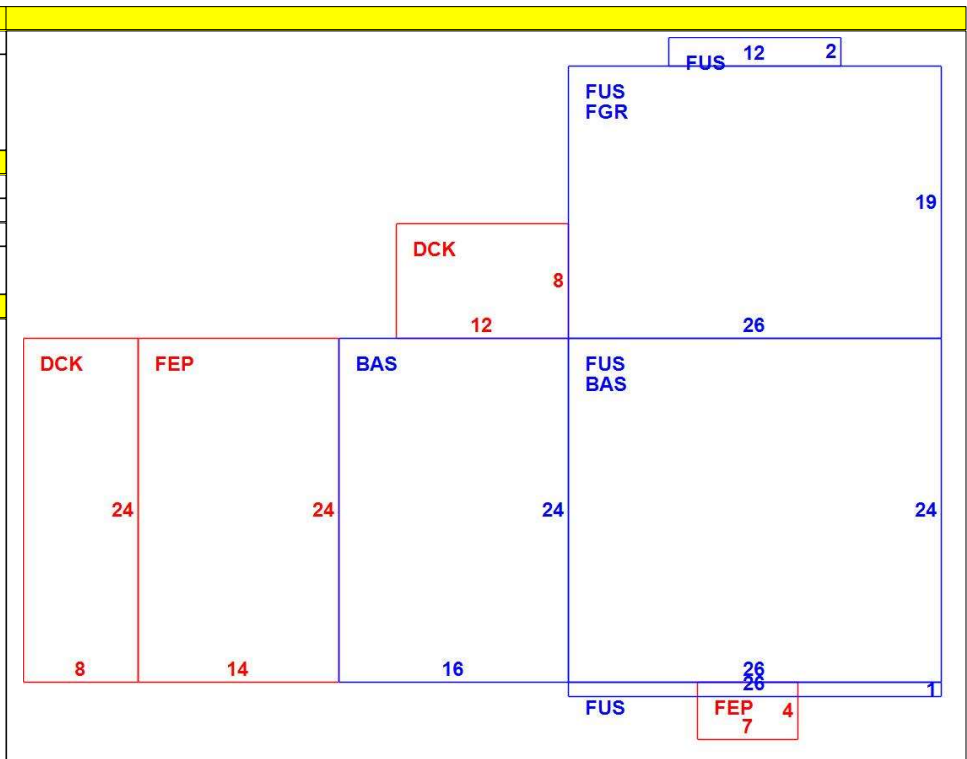
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	0		
Model	01	Residential		Bsmt Type	01		
Grade	08	Excellent		Unfin Area	0.00	Slab	
Stories	2			<b>CONDO DATA</b>			
Occupancy	1			Parcel Id		C	Owne
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	04	Hip		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		<b>COST / MARKET VALUATION</b>			
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		684,252	
Heat Fuel	02	Oil		Replace Cost		712,776	
Heat Type	05	Hot Water		Year Built		1940	
AC Type	01	None		Effective Year Built		2004	
Bedrooms	3			Depreciation Code		E	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Depreciation %		17	
Total Rooms	6			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		83	
Gas Fireplaces	0			Cns Sect Rcnld		591,600	
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	0			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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
TEN	Tennis Court	L	1	48500.00	1985	A	70	C	1.00	34,000
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	216	21.00	1999	A	70	C	1.00	3,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	261.07	263,154
DCK	Deck	0	288	29	26.29	7,571
FEP	Finished Enclosed Porch	0	364	218	156.35	56,912
FGR	Garage	0	494	198	104.64	51,691
FUS	Finished Upper Story	1,168	1,168	1,168	261.07	304,924
Ttl Gross Liv / Lease Area		2,176	3,322	2,621		684,252



425 UNION BRIDGE RD



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA							
MCLAUGHLIN RICHARD MCLAUGHLIN CLAIRE H 425 UNION BRIDGE RD  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed										
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	879,000	879,000								
								RES LAND	1090	385,600	385,600										
		<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	74,400	74,400										
		Alt Prcl ID		Cyclical		1															
		Scnd Home		Exemption																	
		Tax Class T		W																	
		Tot Fin Area 3016		District																	
		Total Acres 1.998		Res Exem																	
		Chapter Lan																			
		GIS ID F_860351_2846132		Assoc Pid#																	
								Total		1,339,000	1,339,000										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCLAUGHLIN RICHARD			4495	0205	07-24-1978		U	I	24,000		1	Year	Code	Assessed	Year	Code	Assessed				
												2023	1090	668,900	2022	1090	591,100				
													1090	402,400		1090	331,900				
													1090	40,100		1090	40,100				
												Total		1,111,400	Total		963,100	Total		873,300	
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				
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				
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0050	1.000			0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area				2.00	Total Land Value					0				

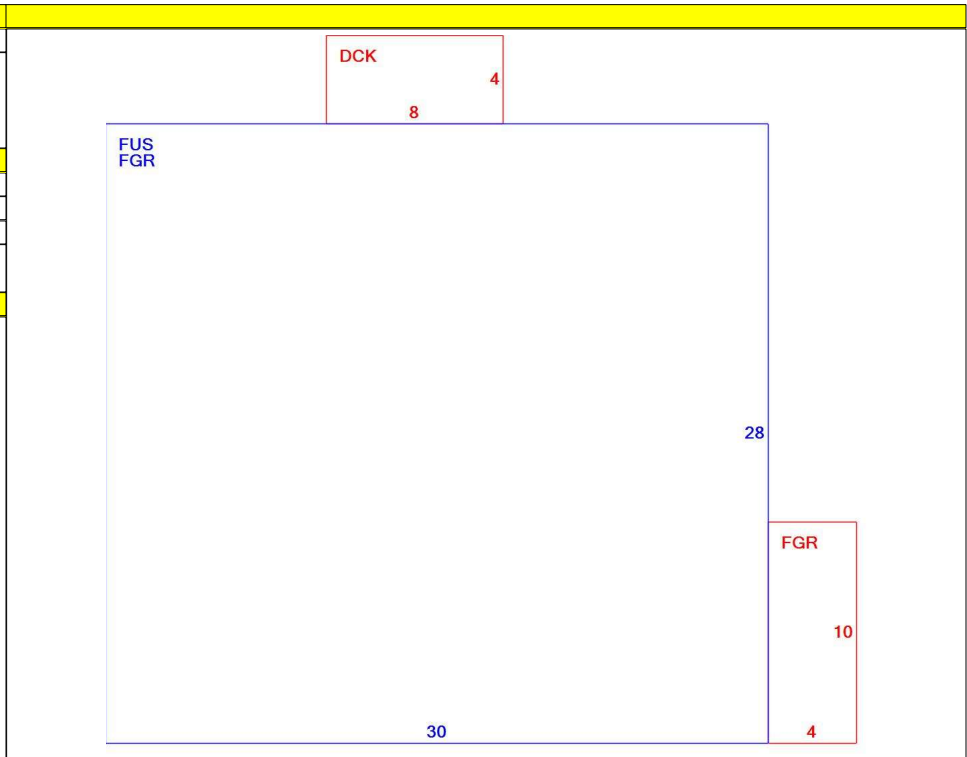
**VISION**



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Gas	Net Other Adj		310,908
Heat Type	05	Hot Water	Replace Cost		8,410
AC Type	01	None	Year Built		319,317
Bedrooms	1		Effective Year Built		1995
Full Baths	1		Depreciation Code		2011
Half Baths	0		Remodel Rating		E
Extra Fixtures	1		Year Remodeled		
Total Rooms	3		Depreciation %		10
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		90
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		287,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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
DCK	Deck	0	32	3	24.39	781
FGR	Garage	0	880	352	104.07	91,581
FUS	Finished Upper Story	840	840	840	260.17	218,546
Ttl Gross Liv / Lease Area		840	1,752	1,195		310,908



425 UNION BRIDGE RD

