

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACDONALD KEITH A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MACDONALD SARAH S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	419,000	419,000
521 CONGRESS ST		SUPPLEMENTAL DATA			RES LAND	1010	373,500	373,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2480 Total Acres 2.454 Chapter Lan GIS ID F_861505_2846687			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900
						Total		793,400	793,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACDONALD KEITH A		39707 0253	03-01-2011	U	I	417,000	1S	Year	Code	Assessed	Year	Code	Assessed
AURORA LOAN SERVICES LLC		39688 0196	02-24-2011	U	I	396,000	1L	2023	1010	311,700	2022	1010	259,300
THOMAS ALFRED M		30648 0087	06-02-2005	U	I	1	1F		1010	388,400		1010	320,400
THOMAS SUSAN L TRUSTEE		27550 0345	02-17-2004	U	I	1	1F		1010	600		1010	2,600
THOMAS ALFRED		26337 0137	08-27-2003	U	I	1	1F	Total		700,700	Total		582,300
								Total			Total		529,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

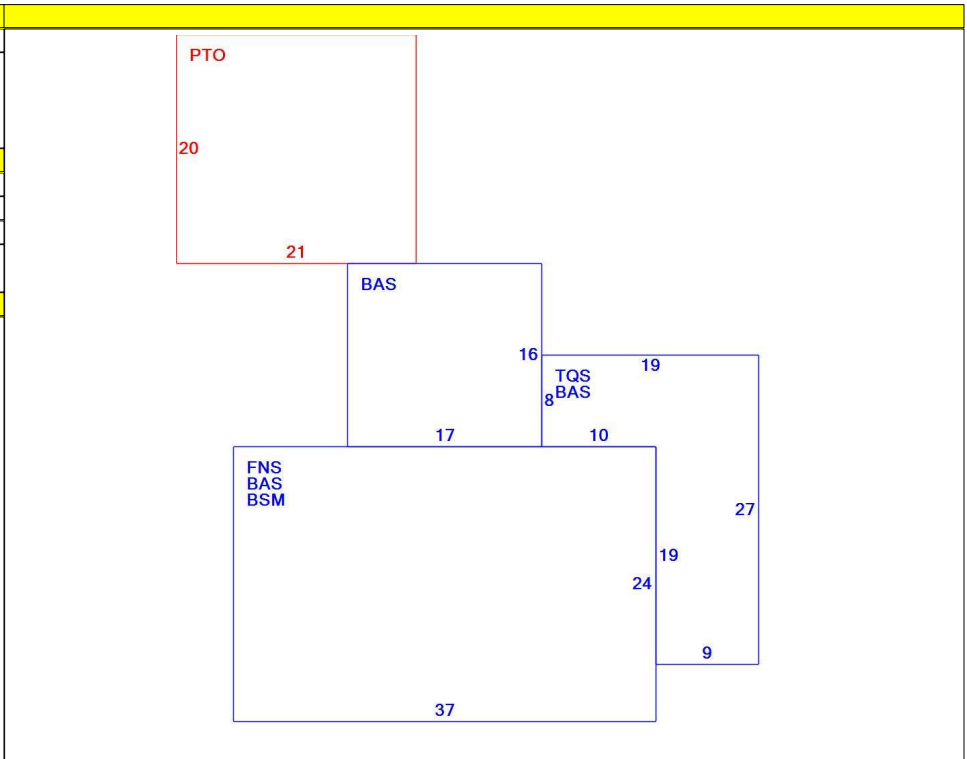
NOTES			
UPDATE BEDRM COUNT TO 4 10/2015 - JLF			
SEPTIC APPROVED FOR 4 PER BOH			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			419,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			900
Appraised Land Value (Bldg)			373,500
Special Land Value			0
Total Appraised Parcel Value			793,400
Valuation Method			C
Total Appraised Parcel Value			793,400

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
520	11-10-2005	AD	Addition	36,000	09-16-2006	100		16.2X17.25 ADD	11-28-2018	JLF	10		01	Measure - No Entry
									10-30-2015	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									01-30-2013	SJD	3	5	30	Quality Control
									03-17-2010	KP		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	LOT 1	1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.620 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	21,700
1	1010	Single Family	RC	Undevelop	0.920 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.04	1,800
Total Card Land Units					2.46 AC	Parcel Total Land Area					2.46	Total Land Value			373,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	888		
Model	01	Residential		Bsmt Type	00	N/A	
Grade	04	Above Ave		Unfin Area	0.00		
Stories	1.75						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2	11	Clapboard				B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		489,007	
Heat Fuel	03	Gas		Replace Cost		15,870	
Heat Type	04	Forced Air-Duc		Year Built		504,877	
AC Type	03	Central		Effective Year Built		1940	
Bedrooms	4			Depreciation Code		2004	
Full Baths	2			Remodel Rating		E	
Half Baths	0			Year Remodeled		03	
Extra Fixtures	1			Depreciation %		2006	
Total Rooms	9			Functional Obsol		17	
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		419,000	
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	888			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
SHD1	Shed	L	76	21.00	1980	F	55	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,483	1,483	1,483	179.58	266,323
BSM	Basement	0	888	178	36.00	31,966
FNS	Finished 90% Story	799	888	799	161.59	143,488
PTO	Patio	0	420	21	8.98	3,771
TQS	Three Quarter Story	242	323	242	134.55	43,459
Ttl Gross Liv / Lease Area		2,524	4,002	2,723		489,007

