

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STEVEN P MCNALLY			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
JESSICA E MCNALLY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	464,900	464,900
465 CONGRESS ST				0 Heavy		RES LAND	1010	341,700	341,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 4							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1795	District							
	Total Acres 1.868	Res Exem							
	Chapter Lan								
	GIS ID F_862262_2846536	Assoc Pid#							
						Total	806,600	806,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
STEVEN P MCNALLY	46671	267	03-10-2016	Q	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
RICHARD C ERIKSSON	46671	265	03-10-2016	Q	I	1	1A	2023	1010	353,900	2022	1010	290,200
MCNALLY STEVEN P	36656	0327	01-02-2009	U	I	300,000	1		1010	355,300		1010	293,100
ERIKSSON RICHARD C	20121	0122	06-29-2001	Q	I	360,000	00		1010	800		1010	800
								Total	710,000	Total	584,100	Total	533,100

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	464,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	341,700
Special Land Value	0
Total Appraised Parcel Value	806,600
Valuation Method	C
Total Appraised Parcel Value	806,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
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
QPO-22-32	02-28-2022	MN	Maintenance	26,641		100		New roof on barn	04-12-2013	VGS			20	Field Review
502	12-17-2001	AD	Addition	6,000	08-09-2003	100		2 DECKS & RAMP	10-02-2007	BSB			01	Measure - No Entry
20010321	08-10-2001	RM	Remodel	15,000	08-09-2003	100		KIT,BTH,LAUNDRY						
13703	06-14-1995	RM	Remodel	6,000		100		REMOVE ROOFING &SIDE						

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	CONVERTED USE CODE - OL	ES95	0.9500	332,500
1	1010	Single Family	RC	Residual	0.220	AC 35,000.00	1.00000	5	1.00	0050	1.000	CONVERTED USE CODE - OL		1.0000	7,700
1	1010	Single Family	RC	Undevelop	0.730	AC 2,000.00	1.00000	0	1.00	0050	1.000	CONVERTED USE CODE - OL		1.0000	1,500
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value		341,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	836	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			643,132
Interior Floor 2			Net Other Adj		11,600
Heat Fuel	02	Oil	Replace Cost		654,731
Heat Type	05	Hot Water	Year Built		1800
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnd		464,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	836		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		BAS		SHD		FUS BRN		SHD	
10	10	10	10	10	10	28	28	28	28
8	12			8					
FUS BAS BSM		FUS BAS		DCK		FUS BAS		SHD	
11	11	10	10	10	10	26	14	14	14
22	22	15	15	15	15				
FHS BAS BSM		DCK		SHD		FUS BAS		SHD	
27	27	10	10	10	10				
22	22	15	15	15	15				

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	1,106	1,106	1,106	205.28	227,036
BRN	Barn	0	728	255	71.90	52,346
BSM	Basement	0	836	167	41.01	34,281
DCK	Deck	0	230	23	20.53	4,721
FHS	Finished Half Story	297	594	297	102.64	60,967
FUS	Finished Upper Story	1,120	1,120	1,120	205.28	229,910
SHD	Attached Shed	0	472	165	71.76	33,871
Ttl Gross Liv / Lease Area		2,523	5,086	3,133		643,132



465 CONGRESS ST

