

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACKINNON BRIAN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MACKINNON LYNN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	890,300	890,300	
45 LEWIS FARM RD				0 Medium		RES LAND	1010	370,200	370,200	
						RESIDNTL	1010	12,400	12,400	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3300 Total Acres 1.488 Chapter Lan GIS ID F_862129_2844322		Cyclical 4 Exemption W District Res Exem Assoc Pid#			Total	1,272,900	1,272,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKINNON BRIAN		43428 0342	07-31-2013	Q	I	815,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICOSIA DAVID A & MEGAN		35551 0204	01-30-2008	Q	I	837,500	00	2023	1010	709,900	2022	1010	650,000	2021	1010	474,800
CURRIER DAVID E		17585 0234	06-22-1999	Q	V	560,500	00		1010	384,700		1010	317,100		1010	264,300
JMR RLTY TRUST		17031 0208	01-08-1999	Q	V	185,000	00		1010	9,000		1010	9,000			
								Total		1,103,600	Total		976,100	Total		739,100

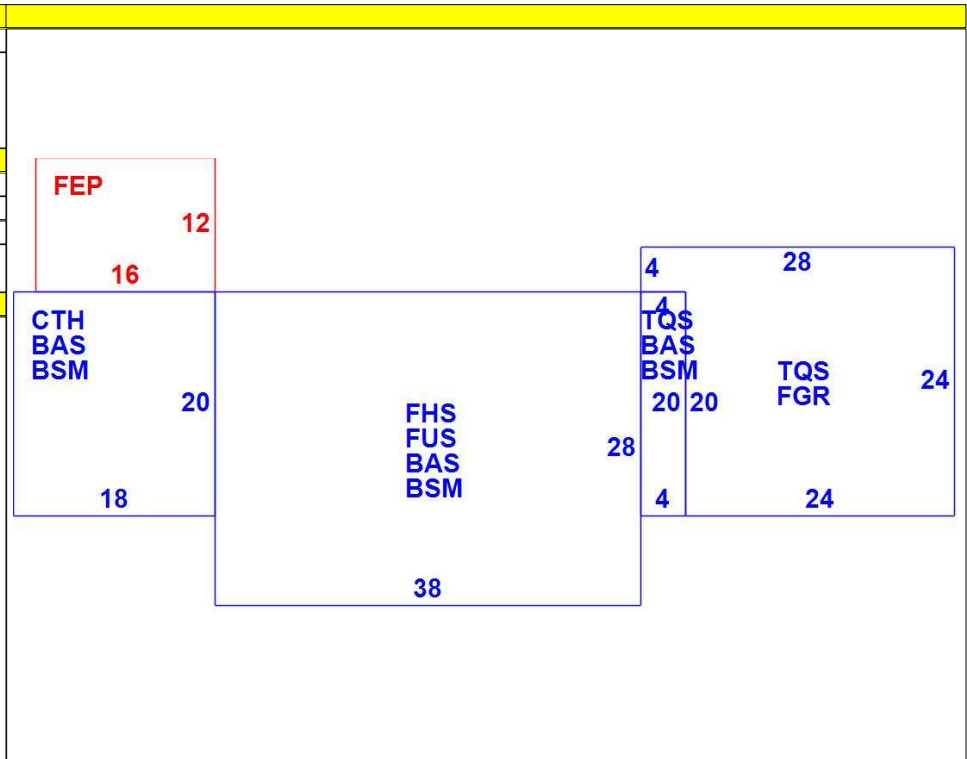
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0050														
NOTES														
										Appraised Bldg. Value (Card)	890,300			
										Appraised Xf (B) Value (Bldg)	0			
										Appraised Ob (B) Value (Bldg)	12,400			
										Appraised Land Value (Bldg)	370,200			
										Special Land Value	0			
										Total Appraised Parcel Value	1,272,900			
										Valuation Method	C			
										Total Appraised Parcel Value	1,272,900			

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-23-206	06-04-2023	NC	New Construct	100,000		0		18X36 INGROUND POOL		09-23-2020	SJT	5		20	Field Review
QPO-23-28	02-08-2023	MN	Maintenance	35,000		100	02-08-2023	NEW ROOF, FASCIA & SOFFIT		07-02-2020	SJT	5		20	Field Review
BPO-20-117	08-07-2020	BP	Bldg Permit	32,280	09-23-2020	100	11-09-2020	Finish attic space approx 624 sf c		08-15-2018	JLF	5		01	Measure - No Entry
BP-19-418	12-24-2019	RM		60,000		100	07-02-2020	REFURBISH KITCHEN		10-22-2013	JLF	9		01	Measure - No Entry
2018-18	09-11-2018	MS	Miscellaneous	4,000		100		10 X 12 UTILITY BLDG.		04-12-2013	VGS			20	Field Review
2017-48	02-10-2017	AD	Addition	20,000	08-15-2018	100		DEMO DECK CONSTRUCT 12'		09-25-2003	KP		1	00	Measure & Listed
218	06-11-2002	AD	Addition	25,000	08-14-2003	100		14x14 SUNROOM							

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		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.576	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	20,200
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value			370,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	532.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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	Net Other Adj		1,000,774
Interior Floor 2			Replace Cost		59,150
Heat Fuel	03	Gas	Year Built		1,059,923
Heat Type	05	Hot Water	Effective Year Built		1999
AC Type	03	Central	Depreciation Code		2005
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		890,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	700		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1504		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
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,504	1,504	1,504	233.12	350,609
BSM	Basement	0	1,504	301	46.65	70,168
CTH	Cathedral Ceiling	0	360	36	23.31	8,392
FEP	Finished Enclosed Porch	0	192	115	139.63	26,809
FGR	Garage	0	592	237	93.33	55,249
FHS	Finished Half Story	532	1,064	532	116.56	124,019
FUS	Finished Upper Story	1,064	1,064	1,064	233.12	248,037
TQS	Three Quarter Story	504	672	504	174.84	117,491
Ttl Gross Liv / Lease Area		3,604	6,952	4,293		1,000,774

