

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCLAUGHLIN JOHN M JR		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MCLAUGHLIN RENAE M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	433,700	433,700	
4 APPLE HILL LN				0	Light			RES LAND	1010	490,900	490,900	
								RESIDNTL	1010	1,400	1,400	
<b>SUPPLEMENTAL DATA</b>												VISION
Alt Prcl ID				Cyclical 4								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Tot Fin Area 2032		District		Res Exem						
GIS ID F_863995_2843104		Chapter Lan		Assoc Pid#								
									Total		926,000	926,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCLAUGHLIN JOHN M JR	51235	335	06-14-2019	Q	I	659,900	00	Year	Code	Assessed	Year	Code	Assessed			
MELLO MONIQUE T	44100	0255	02-25-2014	U	I	1	1	2023	1010	329,500	2022	1010	278,600			
MELLO JAMES M	17461	0047	05-17-1999	Q	I	330,000	00		1010	526,900		1010	334,800			
YETMAN WILLIAM	14904	0132	01-10-1997	Q	I	233,500	00		1010	900		1010	900			
MOSS GREGORY J	11219	0221	08-28-1992	Q	I	220,000	00	Total		857,300	Total		614,300	Total		601,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										433,700	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										1,400	
Appraised Land Value (Bldg)										490,900	
Special Land Value										0	
Total Appraised Parcel Value										926,000	
Valuation Method										C	
Total Appraised Parcel Value										926,000	

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-21-343 39	07-21-2021 05-14-2007	MN MS	Maintenance Miscellaneous	5,000 8,000		100 100	07-21-2021	AIR SEALING ROOF		05-05-2020 04-12-2013 05-05-2010	SJD VGS KP	9		20 20 00	Field Review Field Review 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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.459	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	21,500
Total Card Land Units					1.38	AC	Parcel Total Land Area					1.38	Total Land Value			490,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1480	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil	Net Other Adj		498,825
Heat Type	05	Hot Water	Replace Cost		548,973
AC Type	01	None	Year Built		1981
Bedrooms	4		Effective Year Built		2000
Full Baths	3		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	707		Cns Sect Rcnld		433,700
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1480		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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,384	1,384	1,384	212.63	294,277
BSM	Basement	0	1,480	296	42.53	62,938
PTO	Patio	0	360	18	10.63	3,827
TQS	Three Quarter Story	648	864	648	159.47	137,783
Ttl Gross Liv / Lease Area		2,032	4,088	2,346		498,825

