

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REED DAVID CARLETON			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
REED ANNA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	618,400	618,400	
5 MALLARDS COVE LN		SUPPLEMENTAL DATA			RES LAND	1010	470,000	470,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2801 Total Acres .928 Chapter Lan GIS ID F_864951_2843926			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	6,000	6,000	
						Total		1,094,400	1,094,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
REED DAVID CARLETON		50030 0327	07-11-2018	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCARTHY JOSEPH G & LESLIE		18100 0224	12-03-1999	Q	I	500,000	00	2023	1010	475,300	2022	1010	481,800
									1010	504,300		1010	320,400
									1010	900		1010	900
						Total		980,500		Total		803,100	
								Total				733,100	

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

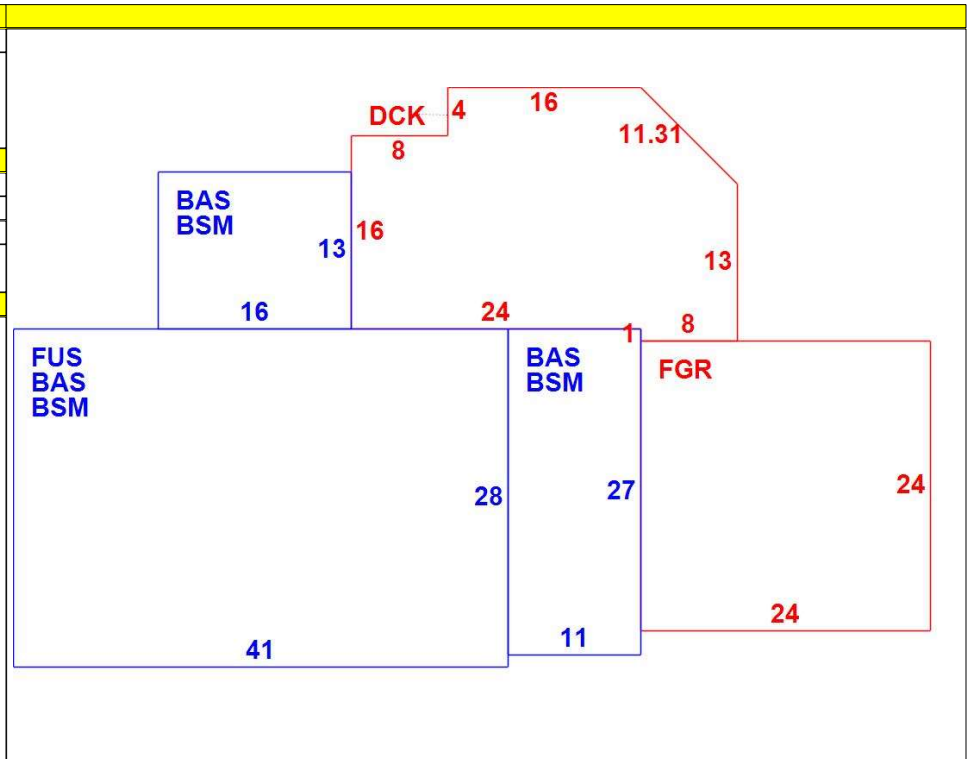
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			618,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			6,000
Appraised Land Value (Bldg)			470,000
Special Land Value			0
Total Appraised Parcel Value			1,094,400
Valuation Method			C
Total Appraised Parcel Value			1,094,400

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
BPO-22-355	10-05-2022	NC	New Construct	67,858		5		18X40 VINLY INGROUND POOL	04-24-2019	SJT	5		12	Property Estimated - No Ac
2018-341	09-10-2018	RM	Remodel	25,000	04-24-2019	100	04-24-2019	INTERIOR REMODEL	11-29-2018	SJD	9	1	07	Measure - Info @ Door
2018-331	08-29-2018	RM	Remodel	30,000	04-24-2019	100	04-24-2019	REMODEL 3 BATHROOMS. SID	04-12-2013	VGS			20	Field Review
									05-30-2007	BSB		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	PD	Primary	40,053 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1653	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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	Net Other Adj		693,368
Interior Floor 2			Replace Cost		60,755
Heat Fuel	02	Oil	Year Built		1986
Heat Type	04	Forced Air-Duc	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		618,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	992		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1653		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	1995	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	720	64.00	2022	G	5	A	2.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,653	1,653	1,653	202.74	335,128
BSM	Basement	0	1,653	331	40.60	67,107
DCK	Deck	0	584	58	20.14	11,759
FGR	Garage	0	576	230	80.95	46,630
FUS	Finished Upper Story	1,148	1,148	1,148	202.74	232,744
Ttl Gross Liv / Lease Area		2,801	5,614	3,420		693,368

