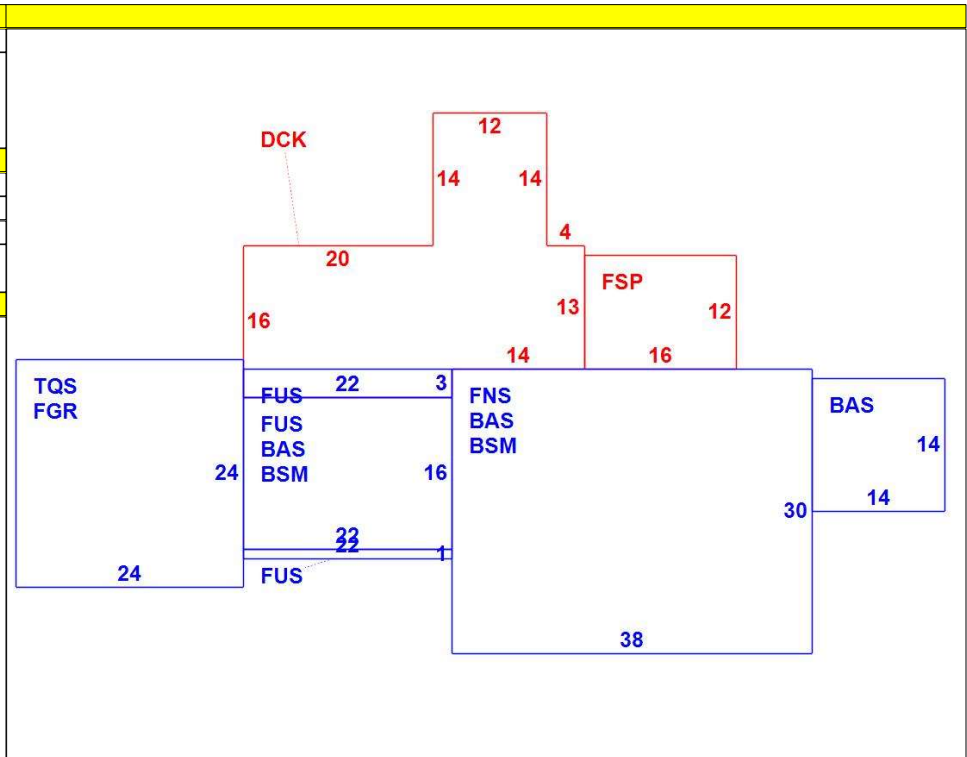


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MACKINNON THOMAS N MACKINNON DANIELLE G 10 MALLARDS COVE LN DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	707,800	707,800						
		SUPPLEMENTAL DATA				RES LAND	1010	469,900	469,900						
		Alt Prcl ID	Cyclical Exemption W		4	RESIDNTL	1010	48,600	48,600						
		Scnd Home	District Res Exem			Total		1,226,300	1,226,300						
		Tax Class T	Assoc Pid#												
		Tot Fin Area 3586													
		Total Acres .928													
		Chapter Lan													
		GIS ID F_864683_2843839													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MACKINNON THOMAS N		38879 0232	08-23-2010	Q	I	739,500	00	Year	Code	Assessed	Year	Code	Assessed		
PACKARD ADAM W		17616 0033	06-30-1999	Q	I	550,000	00	2023	1010	564,300	2022	1010	581,800		
WAKEFIELD SCOTT G JR		15367 0235	07-31-1997	Q	I	390,000	00		1010	504,300		1010	304,400		
FARRINTON MICHAEL F		11706 0270	03-15-1993	U	I	318,500	1L		1010	21,700		1010	21,700		
METROPOLITAN LIFE INS CO		11478 0086	12-04-1992	U	I	277,000	1I	Total		1,090,300	Total		907,900		
								Total		828,200	Total		828,200		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0060															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									04-12-2013	VGS			20	Field Review	
									03-05-2009	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.005 AC	35,000.00	1.85185	5	1.00	0060	1.341		1.0000	2.13	500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1492	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		818,927
Heat Type	05	Hot Water	Replace Cost		44,298
AC Type	03	Central	Year Built		863,224
Bedrooms	4		Effective Year Built		1985
Full Baths	2		Depreciation Code		2003
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	450		Cns Sect Rcnd		707,800
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1492		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			818,927
Replace Cost			44,298
Year Built			1985
Effective Year Built			2003
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			18
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			82
Cns Sect Rcnd			707,800
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
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	120	21.00	1995	A	70	C	1.00	1,800
SPL1	Ing Pool - Ave	L	800	64.00	1986	A	70	C	1.00	35,800
HTB	Hot Tub	L	1	10500.00	1985	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,688	1,688	1,688	193.97	327,415
BSM	Basement	0	1,492	298	38.74	57,802
DCK	Deck	0	702	70	19.34	13,578
FGR	Garage	0	576	230	77.45	44,612
FNS	Finished 90% Story	1,026	1,140	1,026	174.57	199,010
FSP	Screened Porch	0	192	38	38.39	7,371
FUS	Finished Upper Story	440	440	440	193.97	85,345
TQS	Three Quarter Story	432	576	432	145.47	83,794
Ttl Gross Liv / Lease Area		3,586	6,806	4,222		818,927



10 MALLARD COVE LN

