

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACGARVEY RONALD E L/E			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MACGARVEY DAWN C L/E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	576,300	576,300	
43 VINE ST		SUPPLEMENTAL DATA			RES LAND	1010	365,800	365,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2229 Total Acres 1.338 Chapter Lan GIS ID F_863431_2842732			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	83,800	83,800	
							Total	1,025,900	1,025,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACGARVEY RONALD E L/E		54913 184	05-04-2021	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
MACGARVEY RONALD		29554 0064	11-29-2004	U	I	640,000	1	2023	1010	433,700	2022	1010	364,100
MEYER DARREN M		16107 0066	04-17-1998	Q	I	217,500	00		1010	379,300		1010	312,600
									1010	76,300		1010	76,300
								Total		889,300	Total		753,000
									Total		Total		669,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES	
2ND FLOOR ONLY HAS CENTRAL A/C	

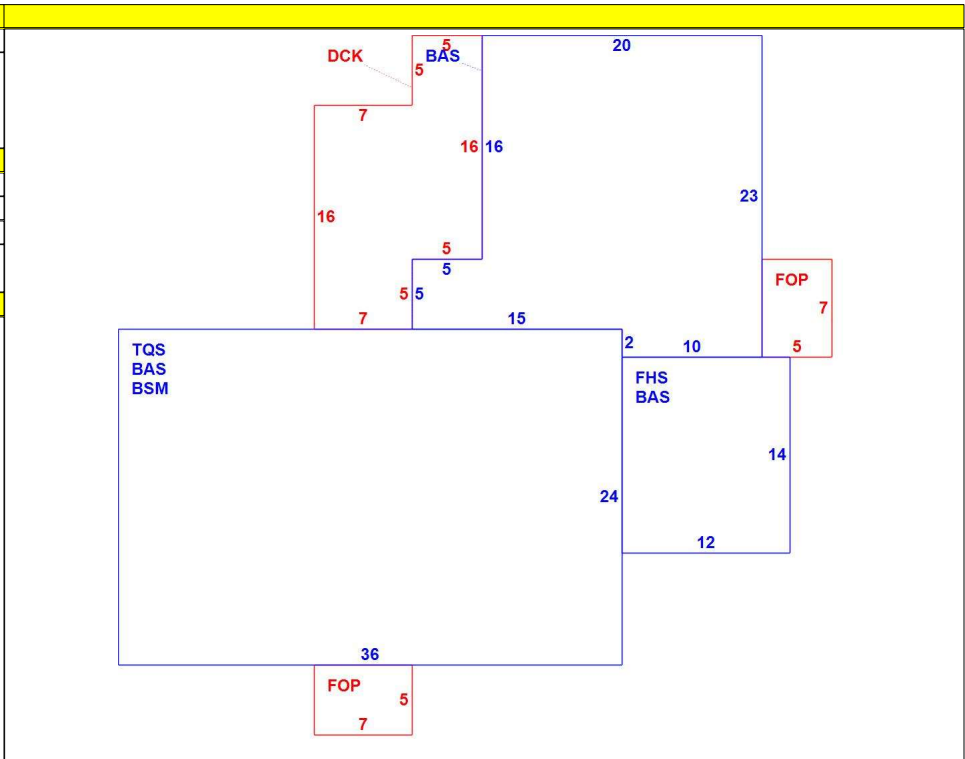
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
172	06-08-2007	AD	Addition	23,700		100		527'1LEVEL TO GARAGE		04-12-2013	VGS			20	Field Review
23	04-17-2007	MN	Maintenance	5,417		100		5 WINDOWS		09-27-2010	KP		1	00	Measure & Listed
273	08-08-2006	RM	Remodel	20,000		100		FIN OVER GAR/ SEPTIC							
243	05-15-2003	AD	Addition	40,000	01-11-2005	100		DETACHED GAR & DECK							
233	05-13-2003	DM	Demolish	1,000	09-01-2004	100		DEMO DETCHD GARAGE							
103	03-26-2002	AD	Addition	63,000	02-22-2003	100		ADD & 2 PORCHES/DECK							

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	350,000
1	1010	Single Family	RC	Residual	0.451	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	15,800
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value				365,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	520				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION	
Net Other Adj	682,620
Replace Cost	46,900
Year Built	729,520
Effective Year Built	1976
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	576,300
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
FGR7	Garage - Fin U	L	1,183	98.00	2004	A	70	C	1.00	81,200
SHD1	Shed	L	180	21.00	2004	A	70	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,497	1,497	1,497	280.68	420,182
BSM	Basement	0	864	173	56.20	48,558
DCK	Deck	0	192	19	27.78	5,333
FHS	Finished Half Story	84	168	84	140.34	23,577
FOP	Open Porch	0	70	11	44.11	3,088
TQS	Three Quarter Story	648	864	648	210.51	181,882
Ttl Gross Liv / Lease Area		2,229	3,655	2,432		682,620



43 VINE ST