

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCLEOD SCOTT C			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MACLEOD CHRISTINA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	767,000	767,000	
348 CHANDLER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,700	350,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3834 Total Acres .92 Chapter Lan GIS ID F_863484_2842547			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	48,200	48,200	
						Total		1,165,900	1,165,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCLEOD SCOTT C		51241 118	06-17-2019	Q	I	720,000	00	Year	Code	Assessed	Year	Code	Assessed
MOON JOONHO		47136 0022	07-01-2016	Q	I	655,000	00	2023	1010	570,700	2022	1010	486,100
SULLIVAN MICHAEL J & ANITA L		18405 0285	04-03-2000	Q	I	325,000	00		1010	364,700		1010	300,600
RAFTERY JOS P EXEC		PP86P 1412	07-22-1993	Q	I	76,000	00		1010	34,500		1010	34,500
						Total		969,900	Total	821,200	Total	687,300	

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 767,000				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 48,200				
								Appraised Land Value (Bldg) 350,700				
								Special Land Value 0				
								Total Appraised Parcel Value 1,165,900				
								Valuation Method C				
								Total Appraised Parcel Value 1,165,900				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0050			

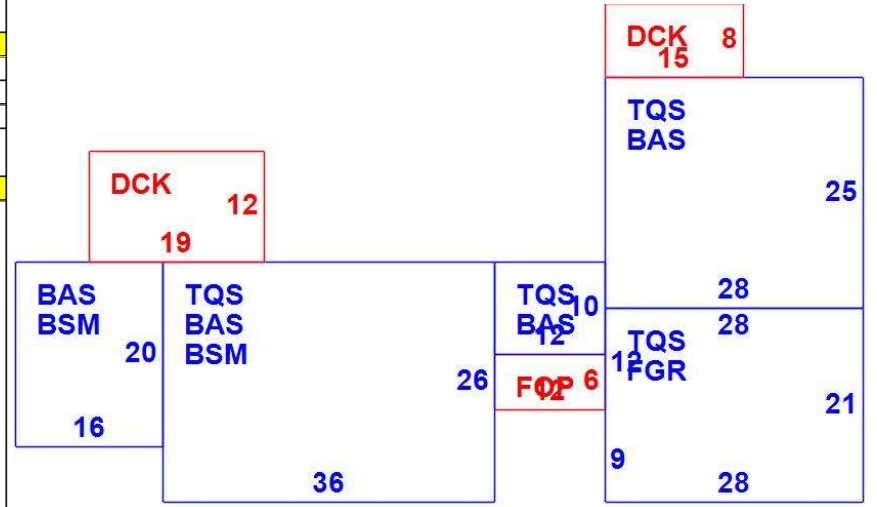
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-25	05-15-2020	AD	Addition	45,000	03-23-2021	100	11-12-2020	CONSTRUCT 20X30 ACCESSO	03-23-2021	SJT	5		01	Measure - No Entry
BP-20-14	01-16-2020	MN		3,000		100		Attic INSulation & air sealing	09-02-2020	SJT	5		20	Field Review
2018-259	12-05-2018	MN	Maintenance	6,000		100		ROOF	05-02-2018	JLF			00	Measure & Listed
195	06-24-2008	AD	Addition	196,000		100		2572'ADD,P80',BP192'	10-19-2016	SJD	9		01	Measure - No Entry
18	11-14-2001	NC	New Construct	2,500	07-27-2002	100		8X12 SHED	04-12-2013	VGS			20	Field Review
14183	08-13-1996	NC	New Construct	3,500	08-06-1997	100		12X19 DECK	05-08-2009	KP		1	00	Measure & Listed
12858	07-07-1993	NC	New Construct	99,000	01-01-1994	100		2STY CPE36X26W/D.ELL						

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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1256	
Model	01	Residential	Bsmt Type	04	
Grade	06	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			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1256				

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

COST / MARKET VALUATION		
Net Other Adj		873,194
Replace Cost		29,145
Year Built		1993
Effective Year Built		2006
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	15	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	85	
Cns Sect Rcnd	767,000	
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	96	21.00	2001	A	70	C	1.00	1,400
BRN1	Barn - 1 Story	L	600	39.00	2020	E	100	A	2.00	46,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,076	2,076	2,076	200.00	415,197
BSM	Basement	0	1,256	251	39.97	50,200
DCK	Deck	0	348	35	20.11	7,000
FGR	Garage	0	588	235	79.93	47,000
FOP	Open Porch	0	72	11	30.56	2,200
TQS	Three Quarter Story	1,758	2,344	1,758	150.00	351,597
Ttl Gross Liv / Lease Area		3,834	6,684	4,366		873,194

