

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCPHERSON JOHN R		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCPHERSON WENDY		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	394,200	394,200	
275 CHANDLER ST				0	Heavy			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332								RESIDNTL	1010	1,800	1,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 4								
Scnd Home Exemption												
Tax Class T				District W								
Tot Fin Area 1782				Res Exem								
Total Acres .92				Chapter Lan								
GIS ID F_863148_2841474				Assoc Pid#								
									Total	746,700	746,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCPHERSON JOHN R		3337 0565	12-02-1966	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	292,900	2022	1010	244,200	2021	1010	243,700
									1010	364,700		1010	300,600		1010	250,500
									1010	1,200		1010	1,300		1010	1,300
								Total		658,800	Total		546,100	Total		495,500

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			
									Appraised Bldg. Value (Card) 394,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

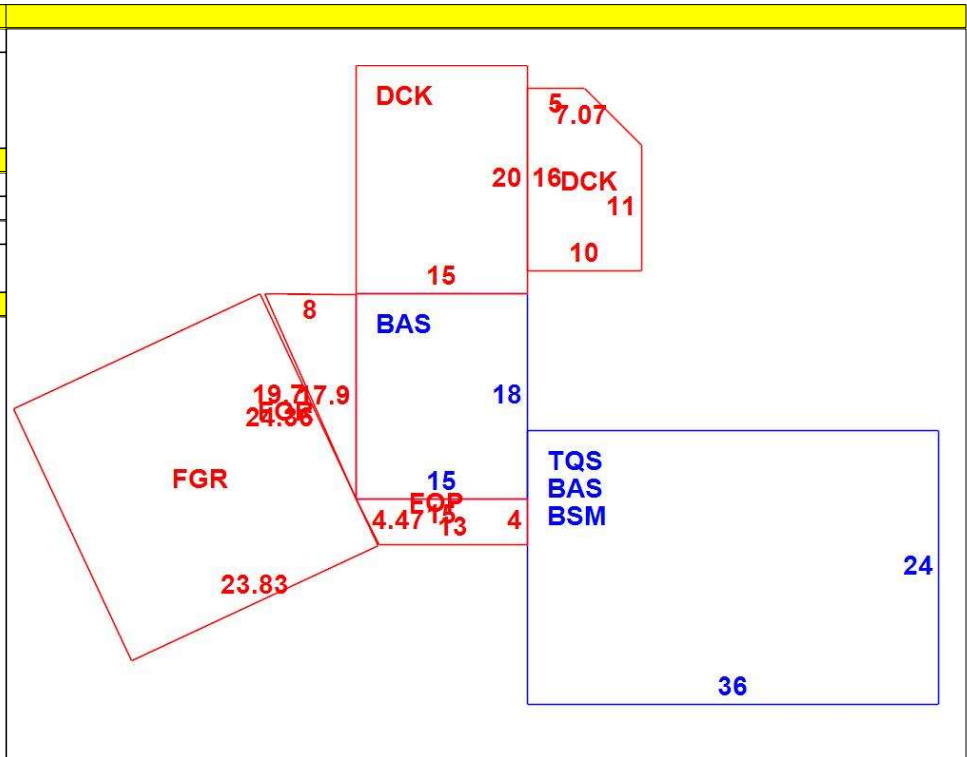
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											
<p>Appraised Land Value (Bldg) 350,700</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 746,700</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 746,700</p>											

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
2018-176	05-15-2018	MN	Maintenance	4,000		100		REPAIR GARAGE ROOF DAMA		12-02-2021	SJT	10		01	Measure - No Entry
92	08-14-2008	MN	Maintenance	8,700		100		ROOF & VINYL SIDING		04-12-2013	VGS			20	Field Review
										03-26-2013	AO	6	6	30	Quality Control
										09-19-2007	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	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	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2	25	Vinyl Siding			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		504,044
Heat Fuel	02	Oil	Replace Cost		14,690
Heat Type	04	Forced Air-Duc	Year Built		518,735
AC Type	03	Central	Effective Year Built		1966
Bedrooms	3		Depreciation Code		1997
Full Baths	1		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		394,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	864		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	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,134	1,134	1,134	222.14	251,911
BSM	Basement	0	864	173	44.48	38,431
DCK	Deck	0	448	45	22.31	9,996
FGR	Garage	0	652	261	88.93	57,980
FOP	Open Porch	0	56	8	31.73	1,777
TQS	Three Quarter Story	648	864	648	166.61	143,949
Ttl Gross Liv / Lease Area		1,782	4,018	2,269		504,044

