

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MAGUIRE RICHARD T		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MAGUIRE CAROL M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	195,100	195,100	
197 CHANDLER ST				0	Heavy			RES LAND	1010	352,200	352,200	
DUXBURY MA 02332								RESIDNTL	1010	38,200	38,200	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 4								
Scnd Home Exemption												
Tax Class T				District W								
Tot Fin Area 1056				Res Exem								
Total Acres .978												
Chapter Lan												
GIS ID F_862815_2840377				Assoc Pid#								
									Total	585,500	585,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MAGUIRE RICHARD T	13008	0270	07-08-1994	Q	I	147,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	188,400	2022	1010	152,400	
									1010	366,200		1010	301,800	
									1010	21,200		1010	21,200	
									Total	575,800	Total	475,400	Total	405,400

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

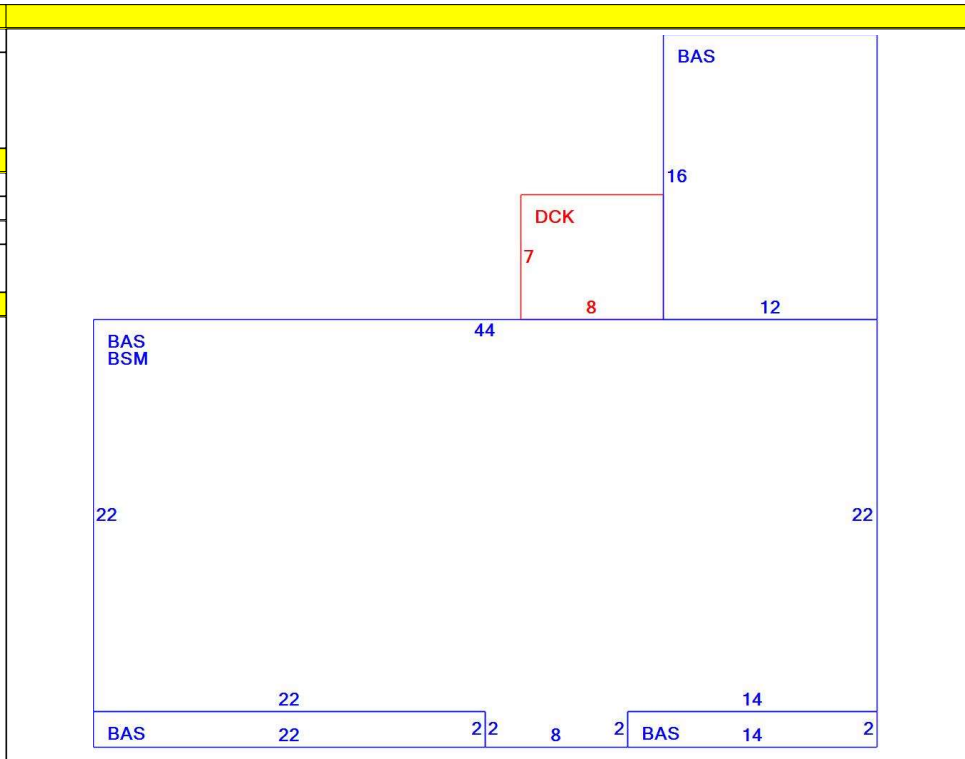
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
										APPRAISED VALUE SUMMARY	
										Appraised Bldg. Value (Card)	195,100
										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	38,200
										Appraised Land Value (Bldg)	352,200
										Special Land Value	0
										Total Appraised Parcel Value	585,500
										Valuation Method	C
										Total Appraised Parcel Value	585,500

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
2016-335	10-06-2016	AD	Addition	95,000	08-15-2018	100		CONSTRUCT A 13 X 16 ONE ST		08-15-2018	JLF	5		01	Measure - No Entry
29	02-01-2005	MS	Miscellaneous	23,000		100		IN-GRD POOL/ENCLOS		04-12-2013	VGS			20	Field Review
										10-11-2007	BSB			01	Measure - No Entry

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	8.75	350,000
1	1010	Single Family	RC	Residual	0.062	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	2,200
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	984	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	30	HARDI Plank	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			245,350
Interior Floor 2			Net Other Adj		11,300
Heat Fuel	02	Oil	Replace Cost		256,650
Heat Type	05	Hot Water	Year Built		1968
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
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 Rcnld		195,100
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	984		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	160	21.00	1987	A	70	C	1.00	2,400
SPL1	Ing Pool - Ave	L	800	64.00	2004	A	70	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	169.09	211,024
BSM	Basement	0	984	197	33.85	33,311
DCK	Deck	0	56	6	18.12	1,015
Ttl Gross Liv / Lease Area		1,248	2,288	1,451		245,350

