

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MCCARTHY JAMES F			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	507,200	507,200		
					0	Heavy			RES LAND	1010	352,600	352,600		
SUPPLEMENTAL DATA Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2280 Total Acres .988 Chapter Lan GIS ID F_865231_2842851 Cyclical Exemption W District Res Exem Assc Pid# 4														
Total										859,800		859,800		VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARTHY JAMES F	5016	0221	06-26-1981	U	I	29,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	386,100	2022	1010	327,100	2021	1010	317,500		
									1010	507,300		1010	322,300		1010	311,300		
Total										893,400		Total		649,400		Total		628,800

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES											
Appraised Bldg. Value (Card) 507,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 352,600 Special Land Value 0 Total Appraised Parcel Value 859,800 Valuation Method C Total Appraised Parcel Value 859,800											

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	
78	07-10-2006	MN	Maintenance	5,000		100		ROOF	04-12-2013	VGS			20	Field Review	
11302	07-06-1989	AD	Addition	38,400	03-26-1990	100		DORMER ADDN.	08-09-2007	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.074	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	2,600
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			352,600

