

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCABE ARON M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCCABE BRANDI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	445,600	445,600	
949 MAYFLOWER ST				0 Heavy		RES LAND	1010	353,200	353,200	
DUXBURY MA 02332						RESIDNTL	1010	17,900	17,900	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Cyclical 4							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 2432			District							
Total Acres 1.008			Res Exem							
Chapter Lan										
GIS ID F_864890_2843060			Assoc Pid#							
						Total		816,700	816,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCCABE ARON M		47977 0082	01-06-2017	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed	
ALLEN SEAN & BETHANY		45754 0342	07-02-2015	Q	I	536,000	00	2023	1010	355,900	2022	1010	332,800	
WALSH PATRICK J & CERASO CLAUDIA		17702 0082	07-27-1999	Q	I	319,900	00		1010	508,300		1010	323,000	
KOHLASCH DAVID		15615 0138	11-03-1997	Q	I	233,000	00		1010	10,000		1010	10,000	
						Total		874,200		Total		665,800	Total	636,800

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) 445,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

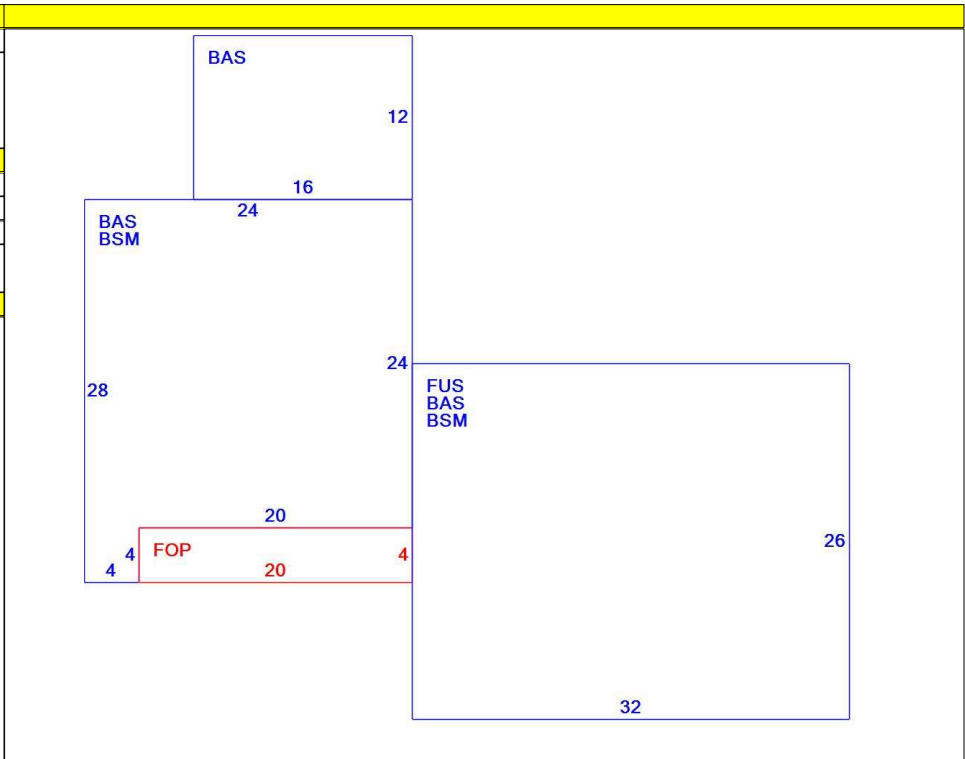
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 353,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 816,700</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 816,700</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
190	10-09-2009	RM	Remodel	9,500		100		KITCHEN	04-14-2016	SJD	9		01	Measure - No Entry
273	05-30-2003	RM	Remodel	130,000	01-24-2004	100		CONV PCH TO SUNRM	04-12-2013	VGS			20	Field Review
13447	10-07-1994	MN	Maintenance	1,000		100		RESH ROOF ADD SKY LT	08-10-2010	KP		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	0.092 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	09	Pine/Soft Wood			517,967
Interior Floor 2			Net Other Adj		32,175
Heat Fuel	03	Gas	Replace Cost		550,143
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		2002
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnd		445,600
Sq Ft Fin Bsmt	338		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1424		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
TEN	Tennis Court	L	1	48500.00	1980	F	55	D	0.50	13,300
PTO	Patio	L	441	15.00	1980	A	70	C	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,616	1,616	1,616	188.70	304,931
BSM	Basement	0	1,424	285	37.77	53,778
FOP	Open Porch	0	80	12	28.30	2,264
FUS	Finished Upper Story	832	832	832	188.70	156,994
Ttl Gross Liv / Lease Area		2,448	3,952	2,745		517,967

