

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCLEOD MICHAEL C MCLEOD THERESA D 93 UNION BRIDGE RD DUXBURY MA 02332			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	284,600	284,600	
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	350,700	
		Alt Prcl ID	Cyclical 4			RESIDNTL	1010	4,000	2,200	
		Scnd Home	Exemption			Total		639,300	637,500	
		Tax Class T	W							
		Tot Fin Area 1445	District							
		Total Acres .92	Res Exem							
		Chapter Lan								
		GIS ID F_862265_2842354	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCLEOD MICHAEL C		10141 0273	02-06-1991	Q	I	150,000	00	Year	Code	Assessed	Year	Code	Assessed
MCLEOD JOSEPH D		4585 0295	12-12-1978	Q	I	40,000	00	2023	1010	275,500	2022	1010	226,500
									1010	364,700		1010	300,600
								Total		640,200	Total		527,100
								Total			Total		449,400

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				

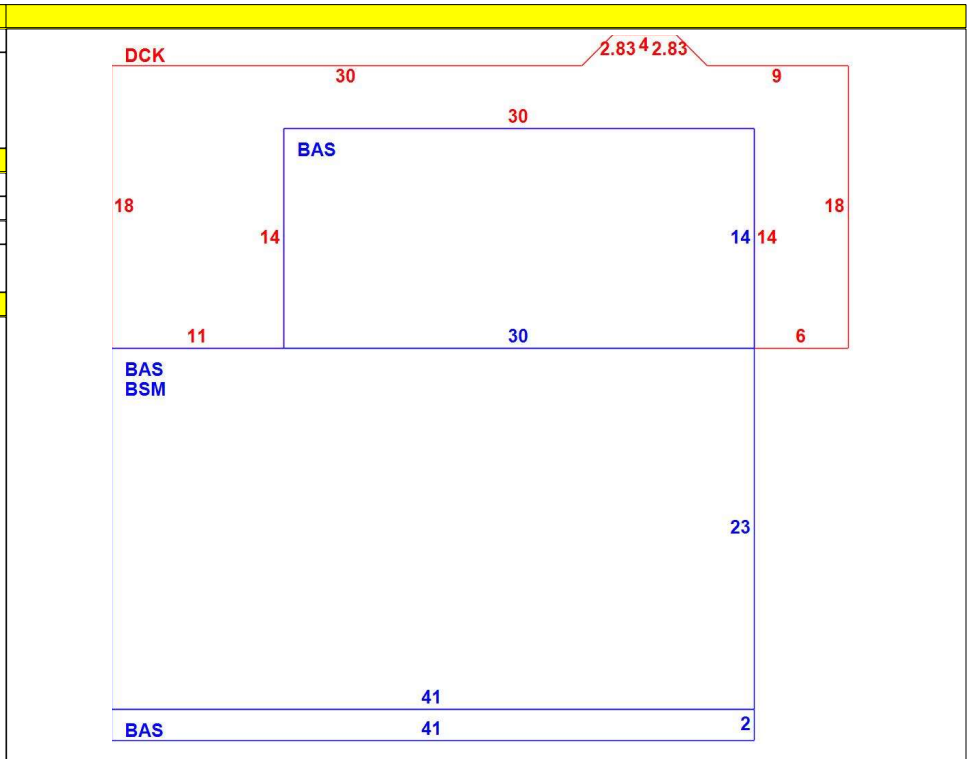
NOTES			
2 ROOMS LOWER LEVEL			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			284,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,000
Appraised Land Value (Bldg)			350,700
Special Land Value			0
Total Appraised Parcel Value			639,300
Valuation Method			C
Total Appraised Parcel Value			639,300

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
120000007	06-20-2000	NC	New Construct		10-23-2002	100		TURKEY COOP	08-24-2023	SJT	10		13	Property Questionaire
12965	10-05-1993	RM	Remodel			100		WD ST BSMT	04-12-2013	VGS			20	Field Review
11831	03-11-1991	AD	Addition	10,000	03-23-1992	100		1STY FLMY RM W/DECK	07-24-2007	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	08	Raised Ranch	Bsmt Area	943	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			357,771
Interior Floor 2			Net Other Adj		43,030
Heat Fuel	03	Gas	Replace Cost		400,801
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		284,600
Sq Ft Fin Bsmt	1004		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	943		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	150	21.00	2014	A	70	C	1.00	2,200
SPL4	Above Ground	L	314	8.00	2014	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	1,445	1,445	1,445	213.21	308,093
BSM	Basement	0	943	189	42.73	40,297
DCK	Deck	0	438	44	21.42	9,381
Ttl Gross Liv / Lease Area		1,445	2,826	1,678		357,771



93 UNION BRIDGE RD

