

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCCABE EDWARD P		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCCABE ANN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	283,200	283,200	
PO BOX 2344				0	Light			RES LAND	1010	352,000	352,000	
DUXBURY MA 02331								RESIDNTL	1010	9,400	9,400	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 4								
Scnd Home				Exemption W								
Tax Class T				District								
Tot Fin Area 1405				Res Exem								
Total Acres .978												
Chapter Lan												
GIS ID F_862571_2842530				Assoc Pid#								
									Total	644,600	644,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCABE EDWARD P		3492 0098	12-23-1968	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	226,800	2022	1010	198,400	2021	1010	165,200
									1010	366,200		1010	301,800		1010	252,000
									1010	6,800		1010	500		1010	500
									Total	599,800	Total	500,700	Total	417,700		

EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED 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) 283,200			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

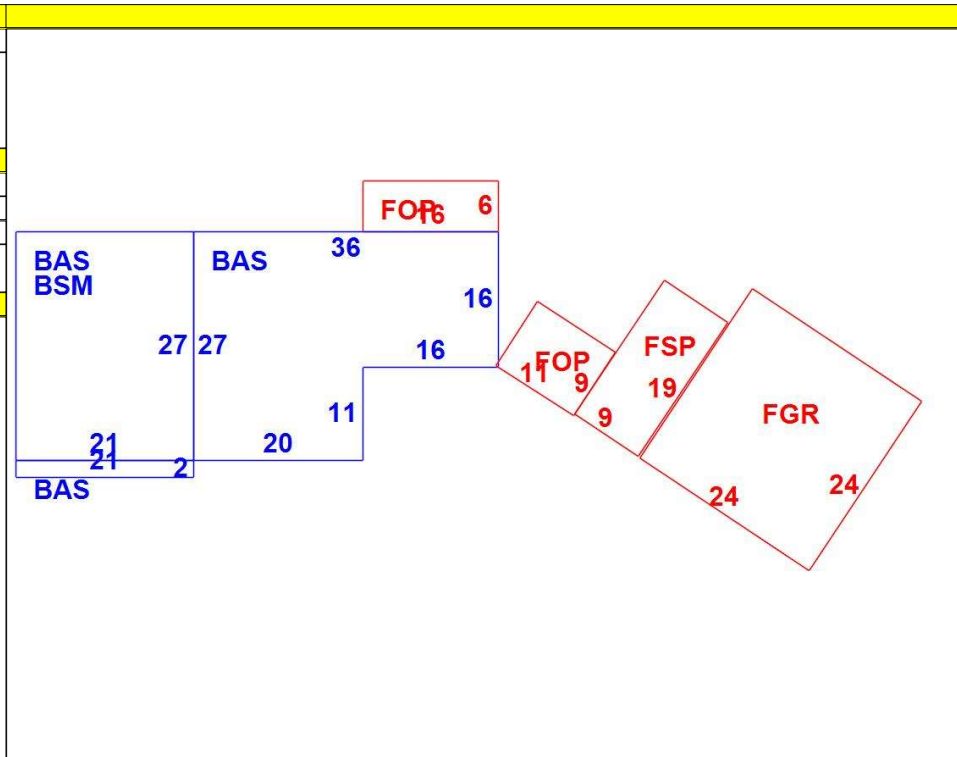
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES											
1 ROOM LOWER LEVEL											
								Appraised Land Value (Bldg) 352,000			
								Special Land Value 0			
								Total Appraised Parcel Value 644,600			
								Valuation Method C			
								Total Appraised Parcel Value 644,600			

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
BPO-21-558	01-03-2022	MN	Maintenance	7,125	03-30-2022	100	01-26-2022	INSTALL PILES TO STABILIZE F		03-31-2022	SJT	5		01	Measure - No Entry
										09-12-2017	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										07-31-2007	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	0.057 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	2,000
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			352,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
			Adjust Type	Code	Description
Roof Structure	03	Gable			Factor%
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			384,666
Interior Floor 2			Net Other Adj		14,145
Heat Fuel	03	Gas	Replace Cost		398,810
Heat Type	05	Hot Water	Year Built		1970
AC Type	03	Central	Effective Year Built		1992
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		283,200
Sq Ft Fin Bsmt	192		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	567		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	48	21.00	1985	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2019	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,405	1,405	1,405	212.41	298,429
BSM	Basement	0	567	113	42.33	24,002
FGR	Garage	0	576	230	84.81	48,853
FOP	Open Porch	0	195	29	31.59	6,160
FSP	Screened Porch	0	171	34	42.23	7,222
Ttl Gross Liv / Lease Area		1,405	2,914	1,811		384,666

