

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACKIN KEVIN C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MACKIN SANDRA JL J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	269,200	269,200	
43 BOLAS RD			SUPPLEMENTAL DATA			RES LAND	1010	351,400	351,400	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1476 Total Acres .958 Chapter Lan GIS ID F_863550_2839786			RESIDNTL	1010	4,600	4,600	
						Total		625,200	625,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKIN KEVIN C		17754 0011	08-10-1999	U	I	167,000	1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	260,300	2022	1010	211,600			
									1010	505,800		1010	321,400			
									1010	2,700		1010	2,700			
								Total		768,800	Total		535,700	Total		498,300

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

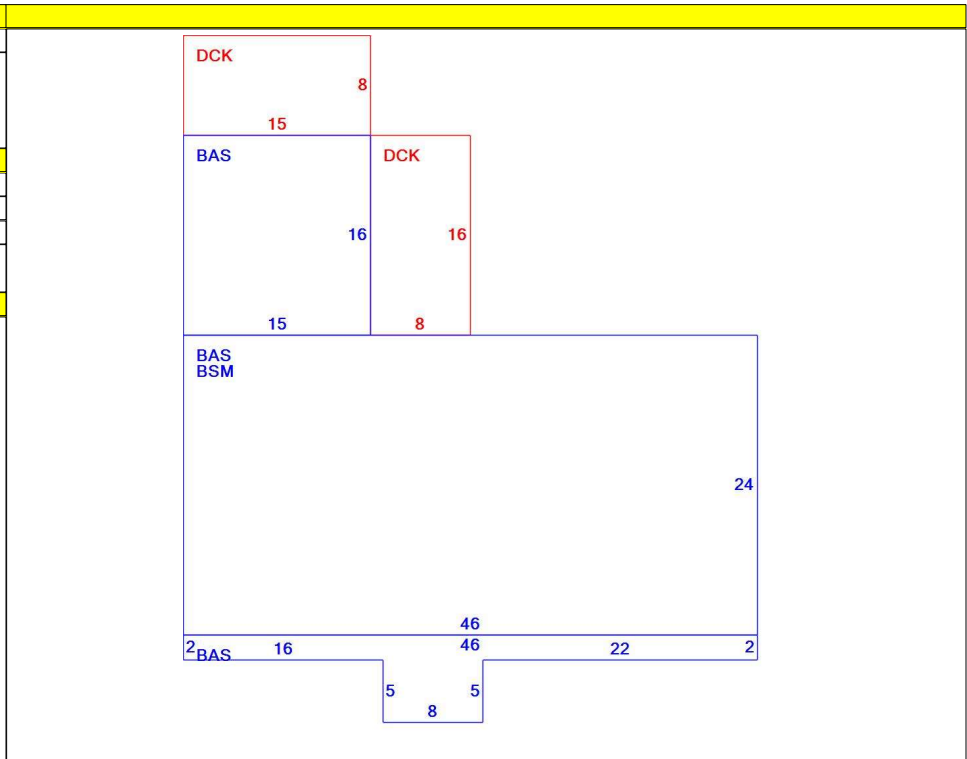
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			269,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,600
Appraised Land Value (Bldg)			351,400
Special Land Value			0
Total Appraised Parcel Value			625,200
Valuation Method			C
Total Appraised Parcel Value			625,200

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
QPO-22-10	01-25-2022	MN	Maintenance	16,184		100	01-25-2022	RPLC 7 WINDOWS	09-12-2018	SJD			20	Field Review
2014-52	04-28-2014	MN	Maintenance	5,400		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
12930	09-01-1993	RM	Remodel	4,000		100		INSTALL VINYL SIDING	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	0.040 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	1,400
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			355,043
Interior Floor 2			Net Other Adj		24,180
Heat Fuel	04	Electric	Replace Cost		379,222
Heat Type	07	Radiant-Elec.	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		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		269,200
Sq Ft Fin Bsmt	360		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1104		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	240	21.00	1980	A	70	C	1.00	3,500
SPL4	Above Ground	L	201	8.00	1985	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,476	1,476	1,476	206.18	304,322
BSM	Basement	0	1,104	221	41.27	45,566
DCK	Deck	0	248	25	20.78	5,155
Ttl Gross Liv / Lease Area		1,476	2,828	1,722		355,043



43 BOLAS RD

