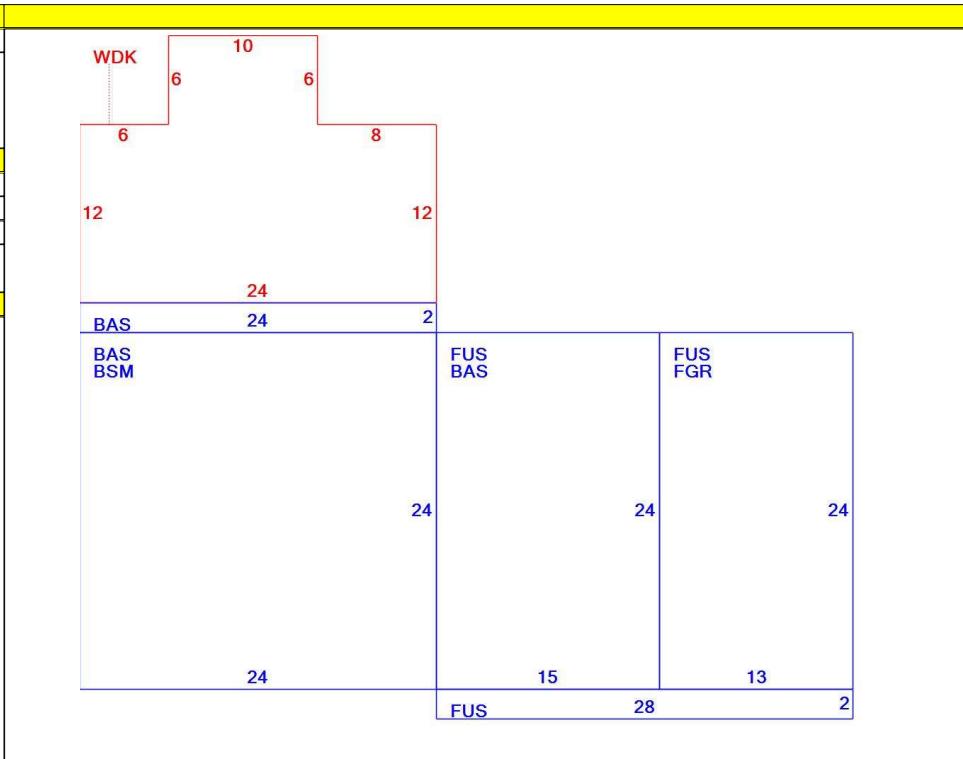


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MCNEIL STACEY L 36 BIANCA RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	336,600								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	336,600	336,600	336,600								
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	353,600	353,600	353,600								
		Alt Prcl ID		Cyclical		4		RESIDNTL	1010	1,800	1,800	1,800								
		Scnd Home		Exemption				Total				692,000		692,000						
		Tax Class T		W																
		Tot Fin Area 1846		District																
		Total Acres 1.018		Res Exem																
		Chapter Lan		Assoc Pid#																
		GIS ID F_863034_2840332																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCNEIL STACEY L		57146	240	08-19-2022		U	I	1		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MCNEIL KEVIN A		35966	0337	05-14-2008		Q	I	344,900		00	2023	1010	272,200	2022	1010	258,500	2021	1010	217,600	
CAMPOS ADNA DASILVA		32103	0101	01-23-2006		Q	I	459,000		00		1010	508,800		1010	323,300		1010	311,900	
MCGARIGALE BRIAN		9876	0336	08-01-1990		Q	I	90,000		00		1010	1,200		1010	1,200		1010	1,200	
		Total									782,200		Total		583,000		Total		530,700	
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0050																				
NOTES																				
2 ROOMS LOWER LEVEL																				
Appraised Bldg. Value (Card)												336,600								
Appraised Xf (B) Value (Bldg)												0								
Appraised Ob (B) Value (Bldg)												1,800								
Appraised Land Value (Bldg)												353,600								
Special Land Value												0								
Total Appraised Parcel Value												692,000								
Valuation Method												C								
Total Appraised Parcel Value												692,000								
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-20-19	05-28-2020	MN	Maintenance	30,951		100	06-25-2020	REPLACE 2 PATIO DOORS & 2		09-12-2018	SJD			20	Field Review					
124	09-11-2012	MN	Maintenance	10,614	07-17-2013	100		REPLACE 6 WINDOWS		07-17-2013	BH			01	Measure - No Entry					
133	04-08-2004	RM	Remodel	10,000		100		REFRB EXTERIOR/WNDWS		04-12-2013	VGS			20	Field Review					
14972	06-05-1998	NC	New Construct	4,000		100		12X14 UTILITY BLDING		11-07-2007	BSB		1	00	Measure & Listed					
14944	05-18-1998	NC	New Construct	2,000	01-13-1998	100		24' DIAM ABOVE POOL												
11629	05-02-1990	AD	Addition	20,000	01-02-1991	100		DECK 23 X 12 REPAIR												
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	0.102	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000		0.81	3,600		
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			353,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	624	
Model	01	Residential	Bsmt Type	00	N/A
Grade	04	Above Ave	Unfin Area	0.00	
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	550				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	624				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	411,262
Replace Cost	31,683
Year Built	442,946
Effective Year Built	1973
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	336,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	120	21.00	1998	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	984	984	984	206.98	203,665
BSM	Basement	0	576	115	41.32	23,802
FGR	Garage	0	312	125	82.92	25,872
FUS	Finished Upper Story	728	728	728	206.98	150,679
WDK	Deck	0	348	35	20.82	7,244
Ttl Gross Liv / Lease Area		1,712	2,948	1,987		411,262

