

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACKINNON JOHN T			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
MACKINNON KAREN C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	407,700	407,700
141 BIANCA RD				0 Medium		RES LAND	1010	350,400	350,400
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 4							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1864	District							
	Total Acres .92	Res Exem							
	Chapter Lan								
	GIS ID F_863853_2841868	Assoc Pid#							
						Total		758,100	758,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKINNON JOHN T	27314	0112	12-30-2003	Q	I	519,000	00	Year	Code	Assessed	Year	Code	Assessed			
BARRON HOWARD H	17674	0050	07-16-1999	Q	I	295,000	00	2023	1010	308,000	2022	1010	281,000			
									1010	504,700		1010	320,700			
								Total		812,700	Total		601,700	Total		562,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	407,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	758,100
Valuation Method	C
Total Appraised Parcel Value	758,100

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-22-181	05-11-2022	RM	Remodel	33,725		100	05-20-2022	REMDL KITCHEN & BATH	09-12-2018	SJD			20	Field Review
398	08-26-2004	MN	Maintenance	6,000		100		REPLACE WINDOWS	04-12-2013	VGS			20	Field Review
312	06-17-2003	RM	Remodel	15,000	09-01-2004	100		REMOD 2 BATHS	09-01-2004	KP		1	00	Measure & Listed
20000245	06-14-2000	AD	Addition	18,000	05-07-2001	100		GRGE/CONNECTOR/PORCH						
20000015	01-24-2000	RM	Remodel	2,500	05-07-2001	100		REMODEL KITCHEN						

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			1.0000	8.75	350,000
1	1010	Single Family		Residual	0.004	AC	35,000.00	2.27272	5	1.00	0050			1.0000	2.09	400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	792	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	180.00	Full
Stories	2				
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	Net Other Adj		521,250
Heat Type	04	Forced Air-Duc	Replace Cost		15,225
AC Type	01	None	Year Built		536,475
Bedrooms	4		Effective Year Built		1970
Full Baths	1		Depreciation Code		1997
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		407,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	792		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,000	1,000	1,000	223.33	223,329
BSM	Basement	0	792	158	44.55	35,286
FEP	Finished Enclosed Porch	0	117	70	133.62	15,633
FGR	Garage	0	360	144	89.33	32,159
FOP	Open Porch	0	52	8	34.36	1,787
FUS	Finished Upper Story	864	864	864	223.33	192,956
UHS	Unfinished Half Story	0	360	90	55.83	20,100
Ttl Gross Liv / Lease Area		1,864	3,545	2,334		521,250

