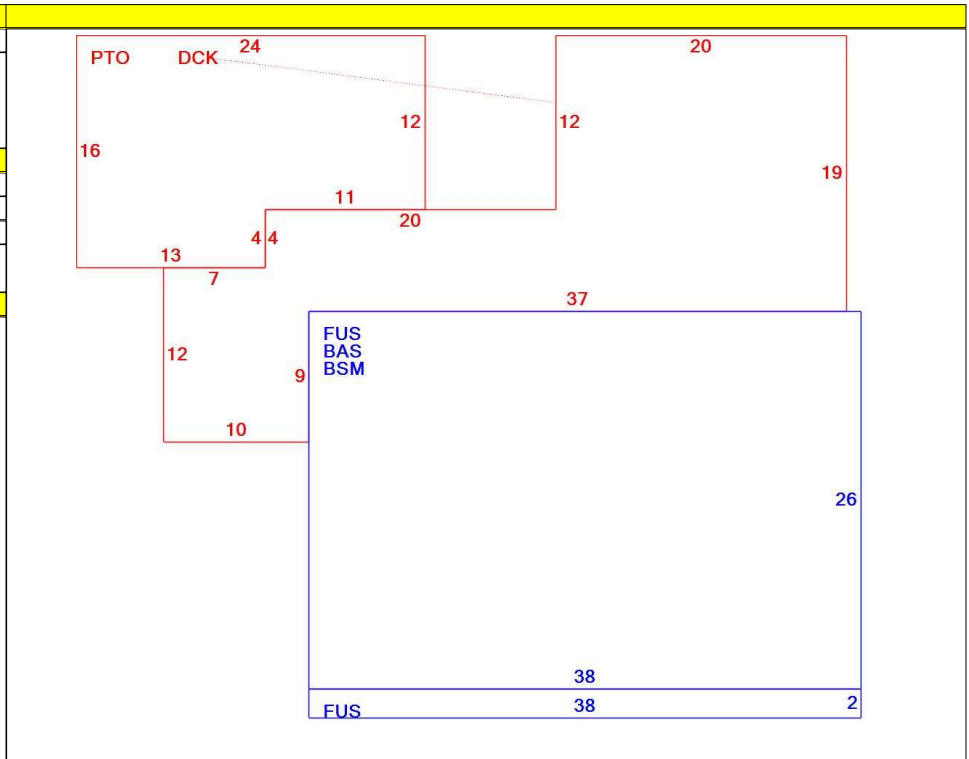


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MCCARTHY HENRY S III TT MCCARTHY FAMILY TRUST 231 BOLAS RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		367,000	367,000			
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010		437,900	437,900			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2052 Total Acres .92 Chapter Lan GIS ID F_864949_2842076		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	3,800	3,800				
						Total				808,700	808,700				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY HENRY S III TT		16748 0225	10-28-1998	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	277,800	2022	1010	253,700		
									1010	630,900		1010	400,900		
									1010	2,500		1010	2,500		
								Total		911,200	Total		657,100		
								Total			Total		617,400		
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															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
318	06-27-2003	AD	Addition	4,500	09-01-2004	100		CONCR SLAB FOR BLDG	09-12-2018	SJD			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									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	40,035 SF	8.75	1.00000	5	1.00	0050	1.000		V125	1.2500	437,900
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			437,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
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	Net Other Adj		485,428
Interior Floor 2			Replace Cost		17,290
Heat Fuel	02	Oil	Year Built		502,718
Heat Type	05	Hot Water	Effective Year Built		1975
AC Type	03	Central	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		367,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	988		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	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	165	21.00	1985	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	208.34	205,838
BSM	Basement	0	988	198	41.75	41,251
DCK	Deck	0	631	63	20.80	13,125
FUS	Finished Upper Story	1,064	1,064	1,064	208.34	221,672
PTO	Patio	0	340	17	10.42	3,542
Ttl Gross Liv / Lease Area		2,052	4,011	2,330		485,428



231 BOLAS RD

