

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCMAHON SEAN J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCMAHON KATHLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	408,800	408,800	
124 BOLAS RD				0 Medium		RES LAND	1010	350,000	350,000	
DUXBURY MA 02332						RESIDNTL	1010	1,200	1,200	
SUPPLEMENTAL DATA										
Alt Prcl ID				Cyclical 4						
Scnd Home				Exemption						
Tax Class T				W						
Tot Fin Area 2084				District						
Total Acres .92				Res Exem						
Chapter Lan										
GIS ID F_863681_2841081				Assoc Pid#						
							Total	760,000	760,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCMAHON SEAN J		46057 0204	09-18-2015	Q	I	511,700	00	Year	Code	Assessed	Year	Code	Assessed		
MARCELLO JAMES J JR & MARCELLO K		33282 0313	08-30-2006	Q	I	525,000	00	2023	1010	310,100	2022	1010	283,500		
LEPAGE REALTY TRUST		21621 0186	02-27-2002	U	I	100	1F		1010	504,700		1010	320,700		
									1010	800		1010	800		
								Total		815,600	Total		605,000	Total	565,400

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						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0050					Appraised Bldg. Value (Card)				408,800
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				1,200
					Appraised Land Value (Bldg)				350,000
					Special Land Value				0
					Total Appraised Parcel Value				760,000
					Valuation Method				C
					Total Appraised Parcel Value				760,000

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
2018-184	05-17-2018	SP	Solar Panels	24,000	06-30-2018	100		INSTALLATION OF ROOFTOP S	09-12-2018	SJD			20	Field Review
2013-177	09-24-2013	MN	Maintenance	7,800		100		STRIP & REROOF	04-14-2016	SJD	9		01	Measure - No Entry
396	11-03-2006	RM	Remodel	3,500		100		2 BATHRMS/HOME OFFIC	04-12-2013	VGS			20	Field Review
14486	05-21-1997	NC	New Construct	1,000	05-21-1998	100		8X10 UTLTY BLDNG	10-11-2007	BSB			01	Measure - No Entry
11958	07-10-1991	AD	Addition	8,600	03-24-1992	100		16X10 SOLAR ADDITION						

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	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1160	
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			496,303
Interior Floor 2			Net Other Adj		21,190
Heat Fuel	03	Gas	Replace Cost		517,493
Heat Type	04	Forced Air-Duc	Year Built		1975
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		408,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1160		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	80	21.00	1997	A	70	C	1.00	1,200
SLR	Solar Panels	L	28	1050.00	2018	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	202.90	243,485
BSM	Basement	0	1,160	232	40.58	47,074
FUS	Finished Upper Story	884	884	884	202.90	179,367
PTO	Patio	0	160	8	10.15	1,623
UAT	Unfinished Attic	0	816	122	30.34	24,754
Ttl Gross Liv / Lease Area		2,084	4,220	2,446		496,303

PTO	10
16	
BAS	10
16	
BAS BSM	14
16	
UAT FUS BAS BSM	BSM
24	24
34	5
FUS	2

