

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
MCCABE PETER A JR MCCABE KATHLEEN C 41 MAPLE POND LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	486,100	486,100										
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	469,400	469,400										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2180 Total Acres .918 Chapter Lan GIS ID F_867783_2841456		Cyclical Exemption W District Res Exem		4		RESIDNTL	1010	2,100	2,100												
								Total		957,600	957,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MCCABE PETER A JR		10305	0130	05-31-1991		Q	I	248,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
											2023	1010	372,500	2022	1010	341,800	2021	1010	312,400		
												1010	503,800		1010	320,100		1010	308,800		
												1010	1,400		1010	1,400		1010	1,400		
		Total									877,700		Total		663,300		Total		622,600		
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												APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch													
0060																					
NOTES												Appraised Bldg. Value (Card)				486,100					
												Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				2,100					
												Appraised Land Value (Bldg)				469,400					
												Special Land Value				0					
												Total Appraised Parcel Value				957,600					
												Valuation Method				C					
												Total Appraised Parcel Value				957,600					
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					
2018-319	08-17-2018	DM	Demolish	10,234		100		DEMO EXISTING CHIMNEY TO NECESSARY REPAIRS FROM I STRIP AND REROOF OPEN DECK - REAR HS			01-15-2014	SJD	0	1	00	Measure & Listed					
2016-21	02-10-2016	RM	Remodel	2,295		100					04-12-2013	VGS			20	Field Review					
19990091	03-16-1999	MN	Maintenance	5,000		100					08-08-2007	BSB		1	00	Measure & Listed					
12817	06-08-1993	AD	Addition	3,500	10-27-1994	100															
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	0060	1.341			1.0000	11.74	469,400				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					469,400			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1264				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	0.00	Full			
Stories	2.5					CONDO DATA					
Occupancy	1					Parcel Id		C		Own	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2	11	Clapboard				Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		550,347			
Heat Fuel	02	Oil				Replace Cost		42,485			
Heat Type	05	Hot Water				Year Built		1986			
AC Type	01	None				Effective Year Built		2003			
Bedrooms	4					Depreciation Code		G			
Full Baths	2					Remodel Rating					
Half Baths	1					Year Remodeled					
Extra Fixtures	1					Depreciation %		18			
Total Rooms	8					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		82			
Gas Fireplaces	0					Cns Sect Rcnd		486,100			
Sq Ft Fin Bsmt	456					Dep % Ovr					
FBM Quality	04	Above Average				Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	2					Misc Imp Ovr Comment					
Bsmt Area	1264					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	144	21.00	1993	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	208.31	248,302
BSM	Basement	0	1,264	253	41.69	52,702
FSP	Screened Porch	0	234	47	41.84	9,790
FUS	Finished Upper Story	988	988	988	208.31	205,807
UAT	Unfinished Attic	0	912	137	31.29	28,538
WDK	Deck	0	252	25	20.67	5,208
Ttl Gross Liv / Lease Area		2,180	4,842	2,642		550,347

