

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MACKIN THOMAS & DONNA TT TOM & DONNA REALTY TRUST 453 ELM ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	577,500	577,500		
		SUPPLEMENTAL DATA		Cyclical 2 Exemption W District Res Exem		RES LAND	1010	351,400	351,400				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3097 Total Acres .958 Chapter Lan GIS ID F_865776_2835362		Assoc Pid#		RESIDNTL	1010	68,100	68,100	Total		997,000	997,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKIN THOMAS & DONNA TT		22319 0325	06-26-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	440,000	2022	1010	402,800	2021	1010	344,700
									1010	505,800		1010	321,400		1010	311,300
									1010	42,800		1010	42,800		1010	42,800
								Total		988,600	Total		767,000	Total		698,800

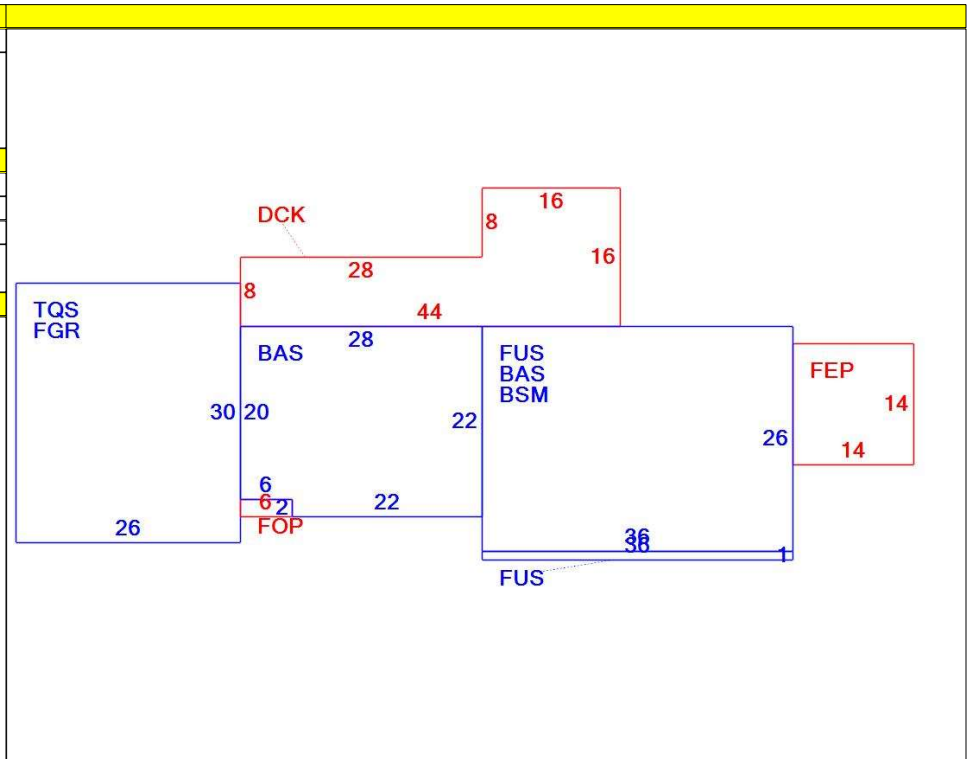
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 577,500				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 68,100				
									Appraised Land Value (Bldg) 351,400				
									Special Land Value 0				
									Total Appraised Parcel Value 997,000				
									Valuation Method C				
									Total Appraised Parcel Value 997,000				

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	
12090	11-05-1991	AD	Addition	52,000	01-01-1993	100		CONT GAR TO FLMY/GAR	11-03-2020	SJT	10		20	Field Review	
									04-12-2013	VGS			20	Field Review	
									08-16-2007	BSB		1	00	Measure & Listed	

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	0.040 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,400	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value				351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	360				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		718,847	
Replace Cost		41,035	
Year Built		1971	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		577,500	
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
SPL2	Ing Pool-Good	L	836	89.00	1980	A	70	C	1.00	52,100
BTH	Cabana	L	128	106.00	1980	A	70	C	1.00	9,500
PTO	Patio	L	300	15.00	1980	A	70	C	1.00	3,200
FN2	Fence - Wood	L	64	35.00	1980	A	70	C	1.00	1,600
FN1	Fence - Chain	L	100	24.00	1980	A	70	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	190.98	294,108
BSM	Basement	0	936	187	38.16	35,713
DCK	Deck	0	480	48	19.10	9,167
FEP	Finished Enclosed Porch	0	196	118	114.98	22,536
FGR	Garage	0	780	312	76.39	59,586
FOP	Open Porch	0	12	2	31.83	382
FUS	Finished Upper Story	972	972	972	190.98	185,632
TQS	Three Quarter Story	585	780	585	143.23	111,723
Ttl Gross Liv / Lease Area		3,097	5,696	3,764		718,847

