

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MCCARTHY ROSEMARY E TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905	
MCCARTHY ROSEMARY E TRS		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	619,400	619,400		
24 VILLAGE WAY				0	Light			RES LAND	1010	422,100	422,100	DUXBURY, MA	
<b>SUPPLEMENTAL DATA</b>												VISION	
Alt Prcl ID				Cyclical				6					
Scnd Home				Exemption				W					
DUXBURY MA 02332		Tax Class T		Tot Fin Area 2804		District		Res Exem					
GIS ID F_866801_2836085		Assoc Pid#		Total								1,041,500	1,041,500

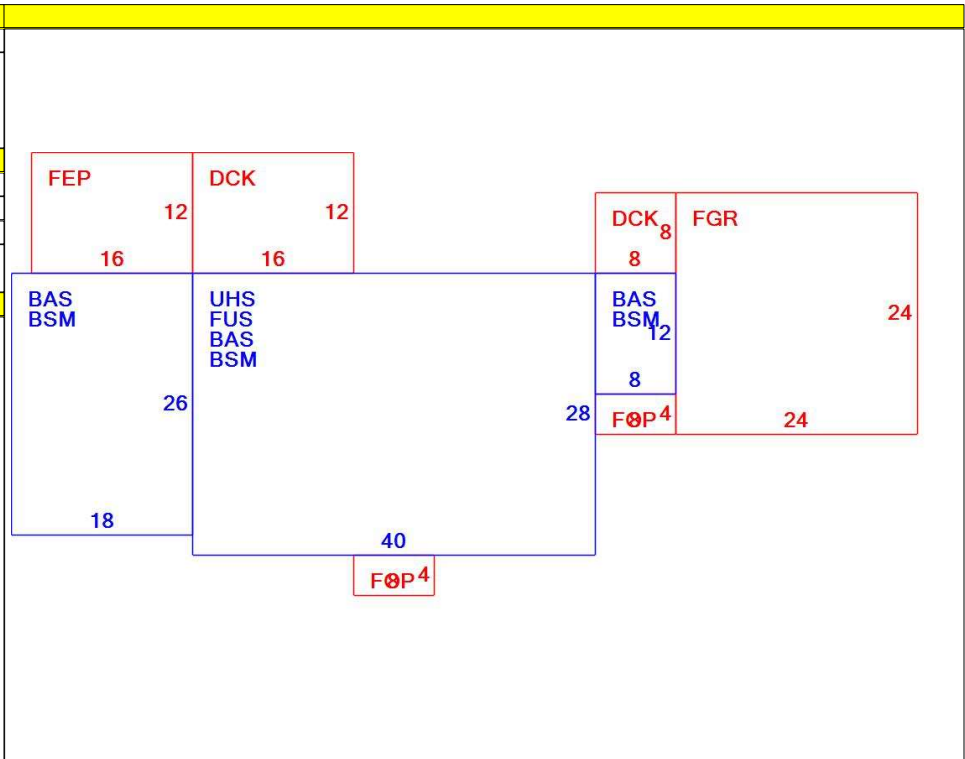
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY MICHAEL J TT	57704	326	02-28-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCARTHY ROSEMARY E TT	44680	0070	08-27-2014	U	I	100	1A	2023	1010	468,400	2022	1010	427,600		
MCCARTHY MICHAEL J	7154	0295	09-29-1986	Q	I	310,000	00		1010	412,400	2021	1010	347,900		
Total										880,800	Total		775,500	Total	677,800

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				
Total			0.00						Appraised Bldg. Value (Card)	619,400			
Total			0.00						Appraised Xf (B) Value (Bldg)	0			
Total			0.00						Appraised Ob (B) Value (Bldg)	0			
Total			0.00						Appraised Land Value (Bldg)	422,100			
Total			0.00						Special Land Value	0			
Total			0.00						Total Appraised Parcel Value	1,041,500			
Total			0.00						Valuation Method	C			
Total			0.00						Total Appraised Parcel Value	1,041,500			

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
										11-25-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										08-15-2007	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389	TN85		0.8500	10.33	413,300
1	1010	Single Family	PD	Residual	0.180	AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	8,800
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value				422,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1684	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	560.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		731,562
Interior Floor 2			Replace Cost		23,780
Heat Fuel	03	Gas	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		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	1		Percent Good		82
Extra Openings	1		Cns Sect Rcnd		619,400
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	1684		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	1,684	1,684	1,684	192.42	324,027
BSM	Basement	0	1,684	337	38.51	64,844
DCK	Deck	0	256	26	19.54	5,003
FEP	Finished Enclosed Porch	0	192	115	115.25	22,128
FGR	Garage	0	576	230	76.83	44,255
FOP	Open Porch	0	64	10	30.06	1,924
FUS	Finished Upper Story	1,120	1,120	1,120	192.42	215,505
UHS	Unfinished Half Story	0	1,120	280	48.10	53,876
Ttl Gross Liv / Lease Area		2,804	6,696	3,802		731,562

