

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA JAY A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MCNAMARA KATHERINE F			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	673,500	673,500	
130 PINE LAKE RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	431,500	431,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3145 Total Acres 1.292 Chapter Lan GIS ID F_866913_2837181			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	61,300	61,300	
						Total		1,166,300	1,166,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCNAMARA JAY A	56482 96	02-24-2022	Q	I	1,227,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COUGHLIN JOHN L	15314 0049	07-11-1997	Q	I	371,000	00	2023	1010	534,200	2022	1010	478,900	2021	1010	407,400
DAWSON CHARLES L	11354 0091	10-21-1992	Q	I	320,000	00		1010	421,600		1010	355,500		1010	321,500
								1010	39,000		1010	42,500		1010	38,500
							Total		994,800	Total		876,900	Total		767,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

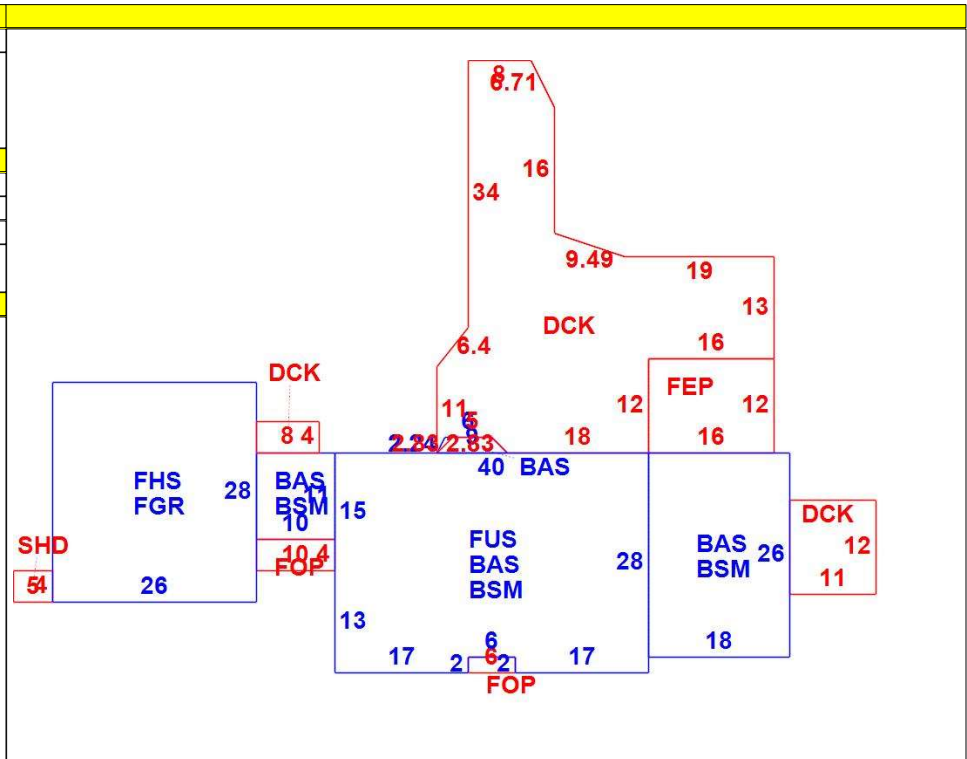
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	673,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	61,300		
Appraised Land Value (Bldg)	431,500		
Special Land Value	0		
Total Appraised Parcel Value	1,166,300		
Valuation Method	C		
Total Appraised Parcel Value	1,166,300		

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
QPO-23-13	05-18-2023	MN	Maintenance	5,923		100	05-18-2023	CELLULOSE/INSULATE HATCH		04-04-2022	SJD	9	1	07	Measure - Info @ Door
2017-14	08-23-2017	MS	Miscellaneous	40	08-23-2018	100		CONSTRUCT A 12' X 16' UTILIT		08-23-2018	JLF	5		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-17-2007	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	0.374	AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	18,200
Total Card Land Units					1.29	AC	Parcel Total Land Area					1.29	Total Land Value			431,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1686	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			798,648
Interior Floor 2			Net Other Adj		53,868
Heat Fuel	03	Gas	Replace Cost		852,516
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		79
Extra Openings	1		Percent Good		673,500
Gas Fireplaces	0		Cns Sect Rcnd		
Sq Ft Fin Bsmt	830		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1686		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	800	89.00	1985	A	70	C	1.00	49,800
SHD1	Shed	L	192	21.00	2017	A	70	C	1.00	2,800
GNR	GENERATOR	L	1	12400.00	2017	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,701	1,701	1,701	196.81	334,771
BSM	Basement	0	1,686	337	39.34	66,324
DCK	Deck	0	1,267	127	19.73	24,995
FEP	Finished Enclosed Porch	0	192	115	117.88	22,633
FGR	Garage	0	728	291	78.67	57,271
FHS	Finished Half Story	364	728	364	98.40	71,638
FOP	Open Porch	0	52	8	30.28	1,574
FUS	Finished Upper Story	1,108	1,108	1,108	196.81	218,064
SHD	Attached Shed	0	20	7	68.88	1,378
Ttl Gross Liv / Lease Area		3,173	7,482	4,058		798,648

