

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAY TIMOTHY A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MAY KRISTINE M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	599,900	599,900
11 TINKERS LEDGE RD				0 Medium		RES LAND	1010	469,300	469,300
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		6					
	Scnd Home	District							
	Tax Class T	Res Exem							
	Tot Fin Area 2624								
	Total Acres .78								
	Chapter Lan								
	GIS ID F_867745_2835555	Assoc Pid#							
						Total		1,069,200	1,069,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAY TIMOTHY A	47311	0105	08-12-2016	Q	I	682,000	00	Year	Code	Assessed	Year	Code	Assessed
MCDAVITT BRIAN W & MCDAVITT JEAN	5087	0291	12-03-1981	Q	I	151,725	00	2023	1010	458,800	2022	1010	420,700
									1010	459,000		1010	390,300
								Total		917,800	Total		811,000
								Total			Total		722,800

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) 599,900			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			
<b>ASSESSING NEIGHBORHOOD</b>								Appraised Ob (B) Value (Bldg) 0				
Nbhd	Nbhd Name	B	Tracing	Batch					Appraised Land Value (Bldg) 469,300			
0070									Special Land Value 0			
<b>NOTES</b>								Total Appraised Parcel Value 1,069,200				
								Valuation Method C				
								Total Appraised Parcel Value 1,069,200				

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-22-22	09-27-2022	MN	Maintenance	4,200		100		Mass Save Weatherization	05-30-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-17-2007	BSB			01	Measure - No Entry

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	33,977 SF	9.94	1.00000	5	1.00	0070	1.389		1.0000	13.81	469,300	
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value			469,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					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		709,419
Interior Floor 2			Replace Cost		49,920
Heat Fuel	02	Oil	Year Built		1981
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		599,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	500		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1504		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	1,504	1,504	1,504	232.06	349,024	
BSM	Basement	0	1,504	301	46.44	69,851	
FEP	Finished Enclosed Porch	0	192	115	139.00	26,687	
FUS	Finished Upper Story	1,120	1,120	1,120	232.06	259,912	
PTO	Patio	0	336	17	11.74	3,945	
Ttl Gross Liv / Lease Area		2,624	4,656	3,057		709,419	

