

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MCCOURT WALTER N TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MCCOURT SUZANNE S TT		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	463,400	463,400		
3 TINKERS LEDGE RD		SUPPLEMENTAL DATA						RES LAND	1010	453,000	453,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2350 Total Acres .62 Chapter Lan GIS ID F_867628_2835845		Cyclical Exemption W District Res Exem Assoc Pid#		6		Total				916,400	916,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCOURT WALTER N TT		55463 218	08-12-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MCCOURT WALTER N		15765 0315	12-29-1997	Q	I	360,000	00	2023	1010	356,400	2022	1010	327,400	2021	1010	296,700	
									1010	442,400		1010	374,400		1010	331,500	
Total								798,800		Total		701,800		Total		628,200	

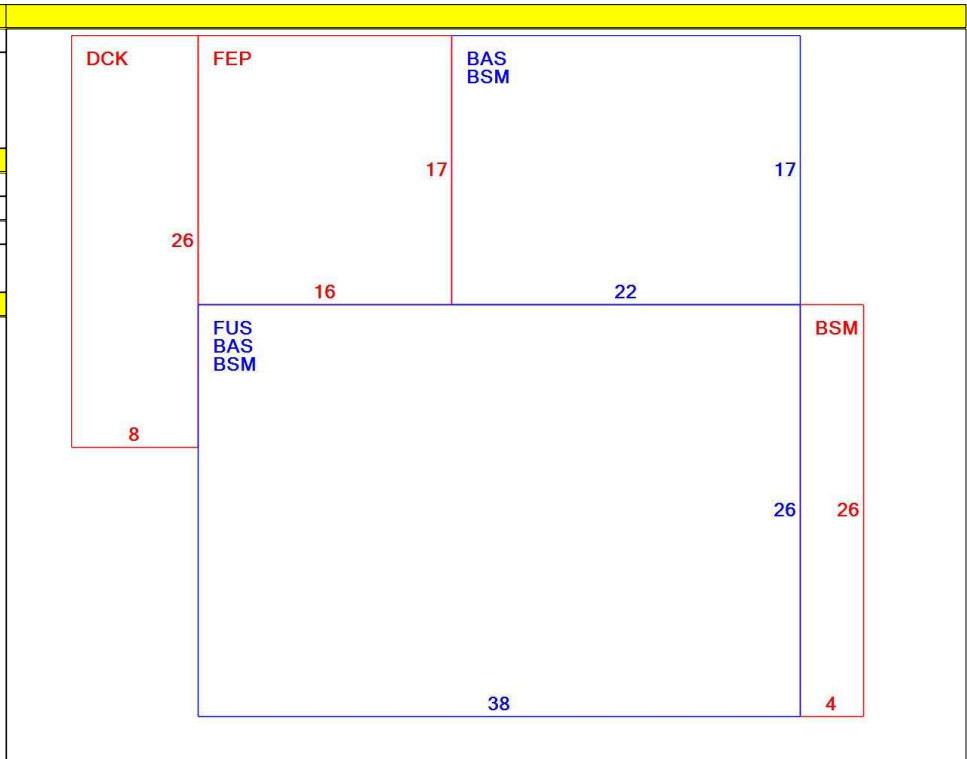
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0070											
NOTES											
Total Appraised Parcel Value						916,400					

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
316	07-01-2004	MN	Maintenance	2,500		100		RPLCE 8 WINDOWS		11-25-2020	SJT	10		20	Field Review
183	05-07-2004	MN	Maintenance	7,000		100		REPL WNDWS & SIDING		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	27,007	SF	12.08	1.00000	5	1.00	0070	1.389			1.0000	16.77	453,000
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value			453,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1466	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		582,325
Interior Floor 2			Replace Cost		52,418
Heat Fuel	03	Gas	Year Built		1980
Heat Type	05	Hot Water	Effective Year Built		1994
AC Type	01	None	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		463,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	762		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	1466		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	1,362	1,362	1,362	205.99	280,554
BSM	Basement	0	1,466	293	41.17	60,354
DCK	Deck	0	208	21	20.80	4,326
FEP	Finished Enclosed Porch	0	272	163	123.44	33,576
FUS	Finished Upper Story	988	988	988	205.99	203,515
Ttl Gross Liv / Lease Area		2,350	4,296	2,827		582,325

