

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACCALLUM JONATHAN & ASHLEY			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
7 WINTER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	257,200	257,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RES LAND	1010	356,300	356,300	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1620 Total Acres 1.098 Chapter Lan GIS ID F_864258_2836439		Cyclical 4 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	97,400	97,400	
							Total	710,900	710,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MACCALLUM JONATHAN & ASHLEY		17466	0319	05-19-1999	U	I	229,900	1	Year	Code	Assessed	Year	Code	Assessed
ATWOOD EDNA C ET AL TR		32494	0270	03-24-1994	U	I	1	1F	2023	1010	191,700	2022	1010	159,700
										1010	370,600		1010	305,400
										1010	71,400		1010	71,400
							Total		633,700	Total	536,500	Total	485,300	

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) 257,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 97,400					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 356,300				
0050							Special Land Value 0					
NOTES							Total Appraised Parcel Value 710,900					
							Valuation Method C					
							Total Appraised Parcel Value 710,900					

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
2015-171	07-30-2015	MN	Maintenance	1,172	08-20-2018	100		REPLACE 1 PATIO DOOR	08-20-2018	JLF	5		01	Measure - No Entry
2014-299	10-08-2014	AD	Addition	14,000	08-20-2018	100		12' DORMER ON EXISTING DW	04-12-2013	VGS			20	Field Review
144	08-03-2011	NC	New Construct	46,800	04-30-2012	100		468'ACC BLD,B,SPORCH	09-07-2012	KP		1	00	Measure & Listed
601	11-07-2003	AD	Addition	3,500	09-07-2004	100		5 X 9 MUD ROOM						
105	04-01-2003	AD	Addition	38,000	09-07-2004	100		2 STORY ADDITION						

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	0.180	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300
Total Card Land Units					1.10	AC	Parcel Total Land Area			1.10	Total Land Value			356,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	780	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B		
Roof Structure	03	Gable	S		
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj 339,343		
Heat Fuel	02	Oil	Replace Cost 13,000		
Heat Type	05	Hot Water	Year Built 352,344		
AC Type	01	None	Effective Year Built 1950		
Bedrooms	3		Depreciation Code 1994		
Full Baths	2		Remodel Rating G		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation % 27		
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor 1.000		
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good 73		
Gas Fireplaces	0		Cns Sect Rcnd 257,200		
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	780		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FEP	FUS BAS	FUS FEP	FEP
10		16	16
5			16
	9	7	7
TQS BAS BSM	FHS BAS BSM	FSP	
		26	14
		26	14
12	18		

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
FGR1	Garage - 1 Sto	L	484	52.00	1980	A	70	C	1.00	17,600
PTO	Patio	L	350	15.00	2004	A	70	C	1.00	3,700
GHSE	GUEST HOUS	L	632	172.00	2012	A	70	C	1.00	76,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	924	924	924	169.08	156,230
BSM	Basement	0	780	156	33.82	26,376
FEP	Finished Enclosed Porch	0	274	164	101.20	27,729
FHS	Finished Half Story	234	468	234	84.54	39,565
FSP	Screened Porch	0	196	39	33.64	6,594
FUS	Finished Upper Story	256	256	256	169.08	43,284
TQS	Three Quarter Story	234	312	234	126.81	39,565
Ttl Gross Liv / Lease Area		1,648	3,210	2,007		339,343

