

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|------------------------------|--|---|------------|-------------|---|--------------------|---------|-----------|----------|---|
| MCGRATH BRIAN T TT | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA VISION |
| MCGRATH FAMILY IRREVOCABLE T | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 320,800 | 320,800 | |
| 71 WINTER ST | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 265,100 | 265,100 | | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1428 Total Acres .99 Chapter Lan GIS ID F_863520_2835809 | | | Cyclical 4 Exemption W District Res Exem Assoc Pid# | RESIDNTL | 1010 | 1,900 | 1,900 | |
| | | | | | | Total | | 587,800 | 587,800 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|--|---------|
| MCGRATH BRIAN T TT | 57445 | 114 | 11-22-2022 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | | | |
| MCGRATH THOMAS R | 53064 | 164 | 07-13-2020 | Q | I | 430,000 | 00 | 2023 | 1010 | 242,500 | 2022 | 1010 | 202,100 | | | |
| LYONS MATTHEW | 46992 | 0274 | 05-31-2016 | Q | I | 395,000 | 00 | | 1010 | 275,500 | | 1010 | 227,100 | | | |
| PROVAN CHRISTOPHER S | 11269 | 0266 | 09-17-1992 | Q | I | 138,000 | 00 | | 1010 | 1,300 | | 1010 | 1,300 | | | |
| | | | | | | | | Total | | 519,300 | Total | | 430,500 | Total | | 417,600 |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0050 | | | | |

| APPRAISED VALUE SUMMARY | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|---------|--|--|--|
| Appraised Bldg. Value (Card) | | | | | | | | | | 320,800 | | | |
| Appraised Xf (B) Value (Bldg) | | | | | | | | | | 0 | | | |
| Appraised Ob (B) Value (Bldg) | | | | | | | | | | 1,900 | | | |
| Appraised Land Value (Bldg) | | | | | | | | | | 265,100 | | | |
| Special Land Value | | | | | | | | | | 0 | | | |
| Total Appraised Parcel Value | | | | | | | | | | 587,800 | | | |
| Valuation Method | | | | | | | | | | C | | | |
| Total Appraised Parcel Value | | | | | | | | | | 587,800 | | | |

| 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-23-11 | 05-03-2023 | MN | Maintenance | 6,188 | | 100 | 05-03-2023 | REPLACE SLIDING | | 09-14-2022 | SJT | 5 | | 01 | Measure - No Entry |
| BPO-22-50 | 05-18-2022 | AD | Addition | 33,924 | 09-14-2022 | 100 | | 12X12 SCREENED PORCH | | 03-03-2021 | SJD | 9 | | 20 | Field Review |
| QPO-20-10 | 09-17-2020 | MN | Maintenance | 3,200 | | 100 | | Replace 6 Windows & 1 Storm D | | 08-17-2020 | SJD | 9 | 1 | 11 | Phone Interview |
| 5 | 01-05-2004 | AD | Addition | 3,500 | 10-08-2004 | 100 | | 10 X 14 UTILITY BLDG | | 10-31-2016 | SJD | 9 | | 01 | Measure - No Entry |
| 11529 | 04-06-1990 | NC | New Construct | 71,400 | 02-01-1991 | 100 | | CAPE HSE 24 X 34 | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 10-08-2004 | KP | | 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 | RC | Primary | 40,000 | SF 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | ROUND-ABOUT EFFECT | | E75 | 0.7500 | 8.75 | 262,500 |
| 1 | 1010 | Single Family | RC | Residual | 0.073 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | | 1.0000 | 0.82 | 2,600 |
| Total Card Land Units | | | | | 0.99 | AC | Parcel Total Land Area | | | | | 0.99 | Total Land Value | | | | 265,100 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|---------------|--|---------------------------------|------|-------------|---------|
| Element | Cd | Description | | Element | Cd | Description | |
| Style | 04 | Cape Cod | | Bsmt Area | 816 | | |
| Model | 01 | Residential | | Bsmt Type | 04 | | |
| Grade | 05 | Ave/Good | | Unfin Area | 0.00 | Full | |
| Stories | 1.75 | | | | | | |
| Occupancy | 1 | | | CONDO DATA | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | Parcel Id | | C | Owne |
| Exterior Wall 2 | | | | | | B | S |
| Roof Structure | 03 | Gable | | Adjust Type | Code | Description | Factor% |
| Roof Cover | 03 | Asphalt | | Condo Flr | | | |
| Interior Wall 1 | 05 | Drywall | | Condo Unit | | | |
| Interior Wall 2 | | | | COST / MARKET VALUATION | | | |
| Interior Floor 1 | 12 | Hardwood | | Net Other Adj | | 370,341 | |
| Interior Floor 2 | | | | Replace Cost | | 30,713 | |
| Heat Fuel | 02 | Oil | | Year Built | | 1990 | |
| Heat Type | 05 | Hot Water | | Effective Year Built | | 2001 | |
| AC Type | 01 | None | | Depreciation Code | | A | |
| Bedrooms | 3 | | | Remodel Rating | | | |
| Full Baths | 2 | | | Year Remodeled | | | |
| Half Baths | 0 | | | Depreciation % | | 20 | |
| Extra Fixtures | 0 | | | Functional Obsol | | | |
| Total Rooms | 6 | | | External Obsol | | | |
| Bath Style | 02 | Average | | Trend Factor | | 1.000 | |
| Kitchen Style | 02 | Average | | Condition | | | |
| Extra Kitchens | 0 | | | Condition % | | | |
| Fireplaces | 1 | | | Percent Good | | 80 | |
| Extra Openings | 0 | | | Cns Sect Rcnd | | 320,800 | |
| Gas Fireplaces | 0 | | | Dep % Ovr | | | |
| Sq Ft Fin Bsmt | 425 | | | Dep Ovr Comment | | | |
| FBM Quality | 04 | Above Average | | Misc Imp Ovr | | | |
| Foundation | 06 | Poured Conc | | Misc Imp Ovr Comment | | | |
| Bsmt Garage | 0 | | | Cost to Cure Ovr | | | |
| Bsmt Area | 816 | | | Cost to Cure Ovr Comment | | | |

12

FSP

12

TQS
BAS
BSM

24

34

| 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 |
| SHD1 | Shed | L | 128 | 21.00 | 2004 | A | 70 | C | 1.00 | 1,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 816 | 816 | 816 | 228.61 | 186,542 |
| BSM | Basement | 0 | 816 | 163 | 45.66 | 37,263 |
| FSP | Screened Porch | 0 | 144 | 29 | 46.04 | 6,630 |
| TQS | Three Quarter Story | 612 | 816 | 612 | 171.45 | 139,906 |
| Ttl Gross Liv / Lease Area | | 1,428 | 2,592 | 1,620 | | 370,341 |

