

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
MCLAUGHLIN MARGARET (L/E)			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA				
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	346,400	346,400					
					0	Heavy			RES LAND	1010	350,400	350,400					
93 KINGS TOWN WAY		SUPPLEMENTAL DATA															
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2109 Total Acres .92 Chapter Lan GIS ID F_864036_2833933				Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	900	900	VISION			
										Total	697,700	697,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
MCLAUGHLIN MARGARET (L/E)		38889	0272	08-25-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	205,700	2022	1010	187,700	2021	1010	168,700
										1010	364,700		1010	300,600		1010	250,500
										1010	1,000		1010	1,000		1010	1,000
										Total	571,400	Total	489,300	Total	420,200		
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
QPO-21-14	06-22-2021	MN	Maintenance	14,000		100	06-22-2021	Strip and re-roof.	05-16-2023	SJT	10		07	Measure - Info @ Door			
									04-12-2013	VGS			20	Field Review			
									09-29-2007	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	RC	Primary	40,042 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,400		
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				350,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	481,274
Replace Cost	13,650
Year Built	494,924
Effective Year Built	1964
Depreciation Code	1991
Remodel Rating	A
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	346,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
SHD1	Shed	L	80	21.00	1970	F	55	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,309	1,309	1,309	193.05	252,702
BSM	Basement	0	768	154	38.71	29,730
DCK	Deck	0	120	12	19.31	2,317
FGR	Garage	0	528	211	77.15	40,734
FOP	Open Porch	0	44	7	30.71	1,351
FUS	Finished Upper Story	800	800	800	193.05	154,440
Ttl Gross Liv / Lease Area		2,109	3,569	2,493		481,274

