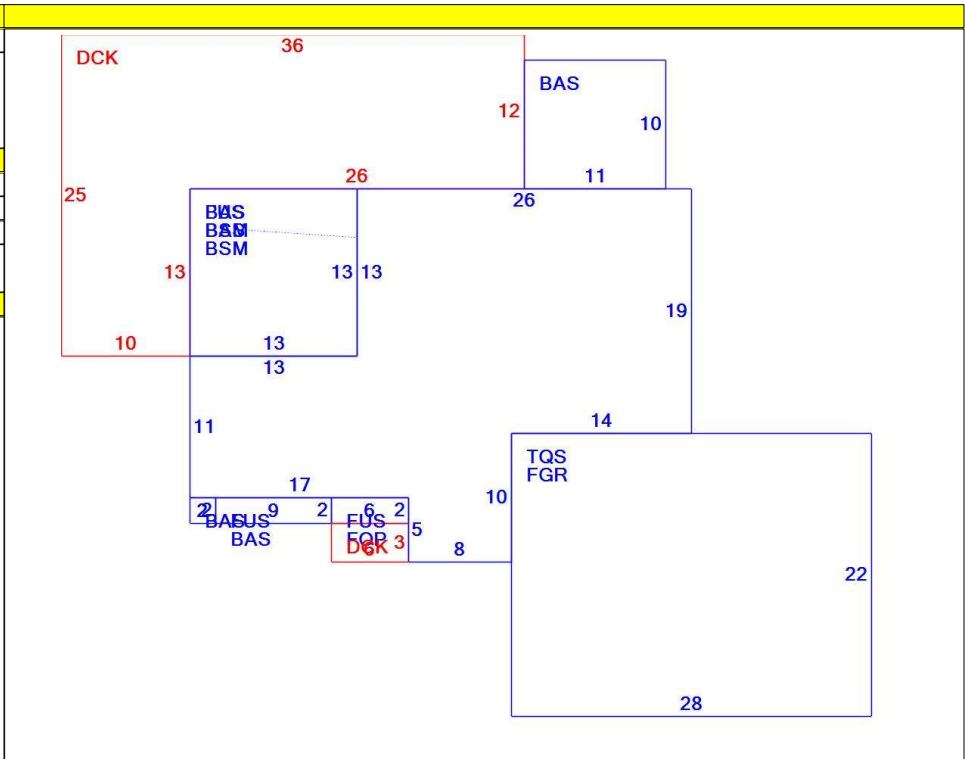


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA										
MCCARTHY ROBERT D			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	344,200 344,200											
MCCARTHY AMY M			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	344,200	344,200			339,400 339,400									
6 BASSETT BROOK LN		SUPPLEMENTAL DATA								RES LAND	1010	339,400	339,400	VISION										
DUXBURY MA 02332		Alt Prcl ID		Scnd Home		Cyclical Exemption		2																
		Tax Class		T		W		District																
		Total Acres		.46		Res Exem																		
		Chapter Lan				Assoc Pid#																		
		GIS ID		F_863081_2834111						Total		683,600		683,600										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCARTHY ROBERT D			7862 0332		07-15-1987		Q I		294,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
													2023	1010	301,200	2022	1010	272,600	2021	1010	243,600			
														1010	352,200		1010	297,100		1010	237,600			
			Total										Total		653,400		Total		569,700		Total		481,200	
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																								
2XF=5FIX BTH W/TUB & DOUBLE SINK																								
11/13 - JF																								
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								
BPO-20-335	11-17-2020	MN	Maintenance	3,200		100		Liner installation for heating flue			11-24-2021	SJT	10		21	Field Review + GIS								
2016-9	01-12-2016	MN	Maintenance	56,281		100		REPLACE 2 WINDOWS			11-14-2013	JLF	10	1	00	Measure & Listed								
18	02-25-2011	NC	New Construct	12,400	11-14-2013	100		1/2 BATH CLUBHOUSE			04-12-2013	VGS			20	Field Review								
454	11-07-2001	MN	Maintenance	5,000	11-14-2013	100		STRIP/RESHINGLE ROOF			10-19-1999	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	20,189	SF	15.28	1.00000	5	1.00	0050	1.000				V110	1.1000	15.28	339,400					
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46						Total Land Value		339,400				

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	906	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	02	Shed	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		384,584
Interior Floor 2	14	Carpet	Replace Cost		419,815
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	2		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		82
Extra Openings	0		Cns Sect Rcnd		344,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	400		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	906		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	1,038	1,038	1,038	139.65	144,953
BSM	Basement	0	906	181	27.90	25,276
DCK	Deck	0	580	58	13.96	8,099
FGR	Garage	0	616	246	55.77	34,353
FOP	Open Porch	0	12	2	23.27	279
FUS	Finished Upper Story	767	767	767	139.65	107,108
TQS	Three Quarter Story	462	616	462	104.73	64,516
Ttl Gross Liv / Lease Area		2,267	4,535	2,754		384,584

