

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
MCCARTHY CASEY J				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			VISION						
MCCARTHY KATHLEEN R				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	308,000	308,000									
142 SOUTH ST						0		Medium		RES LAND	1010	352,100	352,100									
SUPPLEMENTAL DATA																						
DUXBURY MA 02332		Alt Prcl ID		Cyclical		2																
		Scnd Home		Exemption																		
		Tax Class T		W																		
		Tot Fin Area 1628		District																		
		Total Acres .978		Res Exem																		
		Chapter Lan																				
		GIS ID F_864372_2834587		Assoc Pid#																		
											Total		660,100		660,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCCARTHY CASEY J				47955	0296	12-30-2016		Q	I	400,000		00	Year	Code	Assessed	Year	Code	Assessed				
BREIDENTHAL MARY M				8214	0309	12-30-1987		U	I	1		1A	2023	1010	248,200	2022	1010	231,600				
													1010	366,200		1010	301,800	2021	1010	218,800		
																		1010	252,000			
											Total		614,400		Total		533,400		Total		470,800	
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					
2013-196	10-16-2013	DM	Demolish	2,500	07-10-2014	100		DEMO IN GRD POOL				06-09-2017	SJD	9	1	06	Inspection Only					
											05-30-2017	SJD	9		01	Measure - No Entry						
											07-10-2014	JLF	5		01	Measure - No Entry						
											04-12-2013	VGS			20	Field Review						
											03-29-2013	AO	6	6	30	Quality Control						
											09-13-2007	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000					1.0000	8.75	350,000				
1	1010	Single Family	RC	Residual	0.061	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	2,100				
Total Card Land Units					0.98	AC	Parcel Total Land Area			0.98			Total Land Value		352,100							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		423,118
Heat Type	05	Hot Water	Replace Cost		16,900
AC Type	01	None	Year Built		440,017
Bedrooms	2		Effective Year Built		1964
Full Baths	2		Depreciation Code		1991
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		30
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		70
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		308,000
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	960		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	980	980	980	204.50	200,413
BSM	Basement	0	960	192	40.90	39,265
FGR	Garage	0	528	211	81.72	43,150
FOP	Open Porch	0	24	4	34.08	818
PTO	Patio	0	170	9	10.83	1,841
SHD	Attached Shed	0	72	25	71.01	5,113
TQS	Three Quarter Story	648	864	648	153.38	132,518
Ttl Gross Liv / Lease Area		1,628	3,598	2,069		423,118

