

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCELANEY RYAN P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCELANEY RACHEL A			0 Septic	0 Paved	0 Average	RESIDENTL	1010	466,400	466,400	
78 SURREY LN				0 Medium		RES LAND	1010	350,000	350,000	VISION
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		2						
	Scnd Home Tax Class T	District Res Exem								
	Tot Fin Area 2422	Assoc Pid#								
	Total Acres .918									
	Chapter Lan									
	GIS ID F_865423_2834848									
						Total		816,400	816,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCELANEY RYAN P	51444	82	07-31-2019	Q	I	605,000	00	Year	Code	Assessed	Year	Code	Assessed
MYTKOWICZ ROBERT J	4524	0165	09-01-1978	U	I	73,000	1	2023	1010	357,200	2022	1010	327,700
									1010	503,800		1010	320,100
								Total		861,000	Total		647,800
									Total		Total		603,200

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) 466,400			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 0			
									Appraised Land Value (Bldg) 350,000			
									Special Land Value 0			
									Total Appraised Parcel Value 816,400			
									Valuation Method C			
									Total Appraised Parcel Value 816,400			

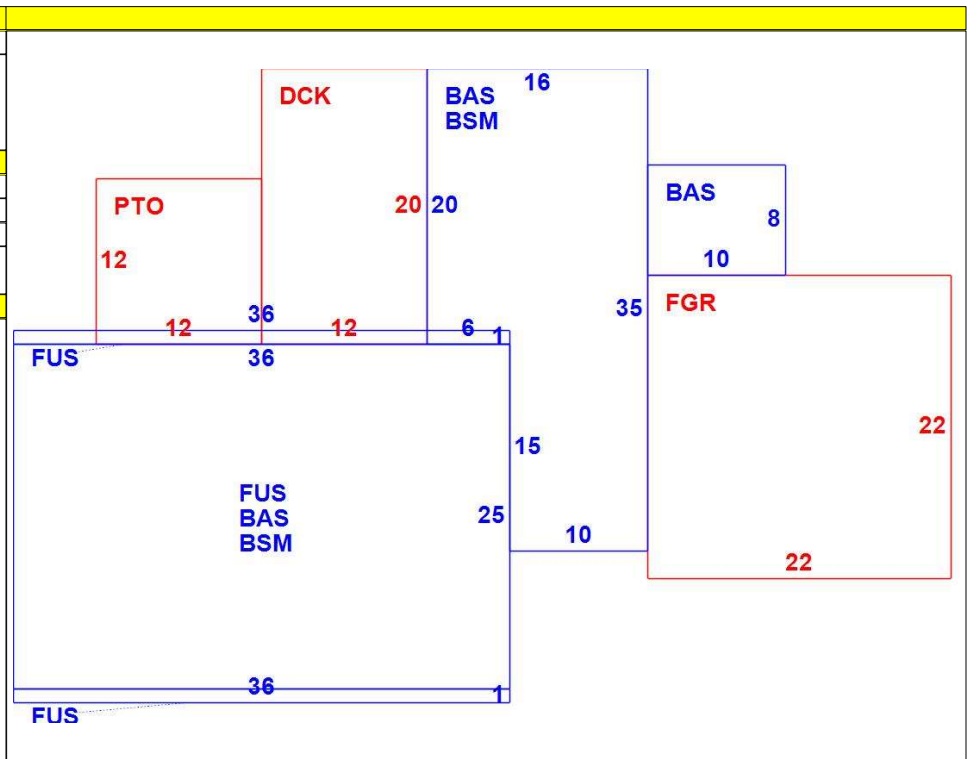
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
12723	03-22-1993	AD	Addition	24,000	09-20-1995	100		16X20FAMRM+8X10MDRM	05-06-2020	SJD	9		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-29-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value 350,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1370	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	600				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1370				

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

COST / MARKET VALUATION				
Net Other Adj		535,569		
Replace Cost		40,170		
Year Built		1968		
Effective Year Built		2002		
Depreciation Code		VG		
Remodel Rating				
Year Remodeled				
Depreciation %		19		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		81		
Cns Sect Rcnld		466,400		
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,450	1,450	1,450	183.35	265,860
BSM	Basement	0	1,370	274	36.67	50,238
DCK	Deck	0	240	24	18.34	4,400
FGR	Garage	0	484	194	73.49	35,570
FUS	Finished Upper Story	972	972	972	183.35	178,218
PTO	Patio	0	144	7	8.91	1,283
Ttl Gross Liv / Lease Area		2,422	4,660	2,921		535,569

