

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCCASH JONATHAN D		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCCASH MELISSA L		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	485,300	485,300	
58 SURREY LN				0	Medium			RES LAND	1010	351,400	351,400	
								RESIDNTL	1010	15,800	15,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 2								
Scnd Home				Exemption								
Tax Class T				W								
DUXBURY MA 02332		Total Fin Area 2129		District		Res Exem						
		Total Acres .958		Chapter Lan								
GIS ID F_865143_2834558		Assoc Pid#										
									Total		852,500	852,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCASH JONATHAN D		40790 0170	12-28-2011	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	384,200	2022	1010	358,100	2021	1010	274,300
									1010	505,800		1010	321,400		1010	311,300
									1010	11,500		1010	11,500			
								Total		901,500	Total		691,000	Total		585,600

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												APPRAISED VALUE SUMMARY					
XF= OUTDOOR SHOWER 1/2014 JLF												Appraised Bldg. Value (Card)					485,300
												Appraised Xf (B) Value (Bldg)					0
												Appraised Ob (B) Value (Bldg)					15,800
												Appraised Land Value (Bldg)					351,400
												Special Land Value					0
												Total Appraised Parcel Value					852,500
												Valuation Method					C
												Total Appraised Parcel Value					852,500

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
BP-20-84	07-17-2020	BP	Bldg Permit	105,000	03-08-2021	100		Refurb Kitchen & add 4'x13.75 b		03-08-2021	SJT	5		01	Measure - No Entry
2015-35	04-03-2015	MN	Maintenance	45,000		100		VINYL SIDING		11-18-2020	SJT	10		20	Field Review
637	11-25-2003	AD	Addition	10,000	08-26-2004	100		6 X 20 & 9 X 22 DECK		01-15-2014	JLF		1	00	Measure & Listed
495	09-19-2003	RM	Remodel	16,500	08-26-2004	100		REFURB KITCHEN		04-12-2013	VGS			20	Field Review
53	02-24-2003	RM	Remodel	21,000	08-07-2004	100		REMODEL 2 BATHS		08-07-2004	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		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.040	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value			351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			622,182
Interior Floor 2			Net Other Adj		16,385
Heat Fuel	03	Gas	Replace Cost		638,566
Heat Type	05	Hot Water	Year Built		1968
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		485,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1240		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
GNR	GENERATOR	L	1	12400.00	2020	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,460	1,460	1,460	206.09	300,889
BSM	Basement	0	1,388	278	41.28	57,293
FGR	Garage	0	576	230	82.29	47,400
FNS	Finished 90% Story	958	1,064	958	185.56	197,433
FOP	Open Porch	0	63	9	29.44	1,855
FSP	Screened Porch	0	315	63	41.22	12,984
PTO	Patio	0	414	21	10.45	4,328
Ttl Gross Liv / Lease Area		2,418	5,280	3,019		622,182

