

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCCARTHY MICHAEL T		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCCARTHY CAROLYN J		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	409,200	409,200	
61 SURREY LN					0	Medium		RES LAND	1010	350,400	350,400	VISION
SUPPLEMENTAL DATA												
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2532 Total Acres .92 Chapter Lan		Cyclical 2 Exemption W District Res Exem							
GIS ID		F_865417_2834495		Assoc Pid#		Total					759,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY MICHAEL T		27250 0211	12-18-2003	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed		
SIRVA RELOCATION LLC		27250 0202	12-18-2003	U	I	510,000	1	2023	1010	313,000	2022	1010	287,100		
FLAHERTY KENNETH F		15321 0251	07-15-1997	Q	I	257,000	00		1010	504,700	2021	1010	320,700		
KRUGER STEVEN J & PATRICIA E		9877 0336	08-02-1990	Q	I	202,500	00	Total		817,700	Total		607,800	Total	569,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

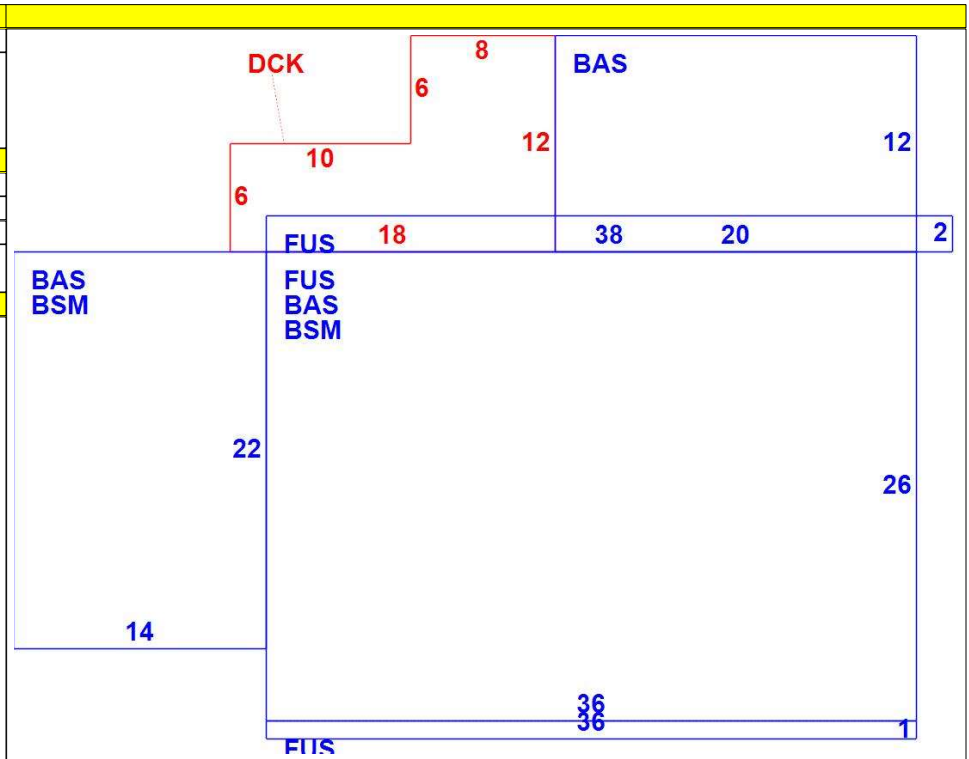
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										409,200	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										350,400	
Special Land Value										0	
Total Appraised Parcel Value										759,600	
Valuation Method										C	
Total Appraised Parcel Value										759,600	

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-19-370	11-15-2019	RM		42,000	05-28-2020	100		Remodel Finished Basement		05-28-2020	SJT	5		20	Field Review
425	11-24-2006	MS	Miscellaneous	5,000	08-29-2007	100		6 WINDOWS		04-12-2013	VGS			20	Field Review
530	10-29-2004	MN	Maintenance	3,000		100		REPLACING WINDOWS		08-29-2007	BSB		1	00	Measure & Listed
41	02-11-2004	MS	Miscellaneous			100		WOOD STOVE							

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		Residual	0.003 AC	35,000.00	3.44827	5	1.00	0050	1.000		1.0000	3.17	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	1244	
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	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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		538,034
Interior Floor 2			Replace Cost		38,318
Heat Fuel	03	Gas	Year Built		1969
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		409,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	427		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1244		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	1,484	1,484	1,484	192.36	285,464	
BSM	Basement	0	1,244	249	38.50	47,898	
DCK	Deck	0	156	16	19.73	3,078	
FUS	Finished Upper Story	1,048	1,048	1,048	192.36	201,594	
Ttl Gross Liv / Lease Area		2,532	3,932	2,797		538,034	



61 SURREY LN