

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | |
|------------------------------|--|--------------------------|-----------|-------------|------------|--------------------|---------|-------------|-------|-----------|----------|------------------------|
| MCGLINCHEY EDWARD J & WHELAN | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| MCGLINCHEY WHELAN REVOCABLE | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 519,000 | 519,000 | |
| 20 FORGE WAY | | | | 0 | Light | | | RES LAND | 1010 | 409,400 | 409,400 | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 600 | 600 | |
| Alt Prcl ID | | Cyclical | | 6 | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | |
| Tot Fin Area 2288 | | District | | | | | | | | | | |
| Total Acres .38 | | Res Exem | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | |
| GIS ID F_867007_2834225 | | Assoc Pid# | | | | | | | | | | |
| | | | | | | | | | Total | 929,000 | 929,000 | VISION |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-------|----------|-------|---------|----------|---------|------|----------|
| MCGLINCHEY EDWARD J & WHELAN VE | | 52927 314 | 06-18-2020 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| MCGLINCHEY EDWARD J | | 29457 0180 | 11-12-2004 | Q | I | 576,200 | 00 | 2023 | 1010 | 386,400 | 2022 | 1010 | 321,700 | 2021 | 1010 | 316,800 |
| | | | | | | | | | 1010 | 399,600 | | 1010 | 342,200 | | 1010 | 308,100 |
| | | | | | | | | | 1010 | 400 | | 1010 | 400 | | 1010 | 400 |
| | | | | | | | | | Total | 786,400 | Total | 664,300 | Total | 625,300 | | |

| 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) 519,000 | | | |
| Total | | | 0.00 | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0070 | | | Batch |

| NOTES | | | |
|--|--|--|--|
| <p>Appraised Land Value (Bldg) 409,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 929,000</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 929,000</p> | | | |

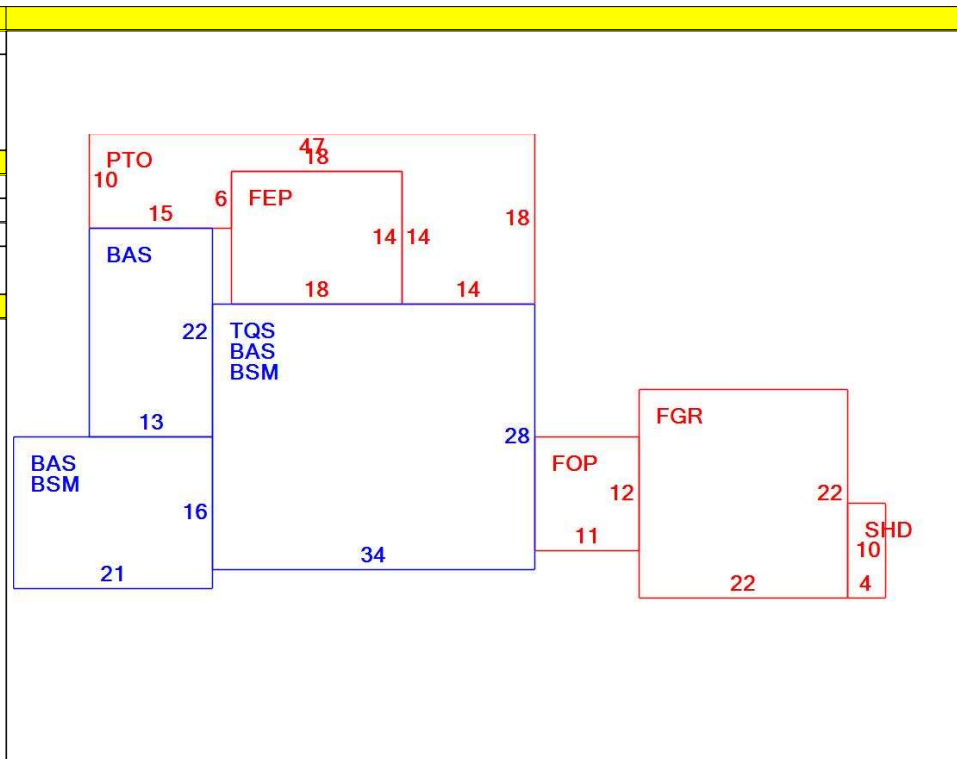
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|---------------|--------|-----------|--------|------------|---------------------------|------------|-----|------|----|----|------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result |
| 2018-180 | 09-05-2018 | MS | Miscellaneous | 4,000 | | 100 | | REPLACE WOOD SIDING | 11-03-2020 | SJT | 10 | | 20 | Field Review |
| 2018-9 | 01-19-2018 | MN | Maintenance | 6,000 | | 100 | | REPLACE 6 WINDOWS | 04-12-2013 | VGS | | | 20 | Field Review |
| QP-20-31 | | MN | Maintenance | 1,505 | | 100 | 04-21-2020 | INSULATION & WEATHERIZATI | 01-13-2005 | 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 | 16,553 SF | 17.81 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 24.73 | 409,400 |
| Total Card Land Units | | | | | 0.38 AC | Parcel Total Land Area | | | | | 0.38 | Total Land Value 409,400 | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1288 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| 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 | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 3 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 7 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1288 | | | | |

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

| COST / MARKET VALUATION | | | |
|--------------------------|--|---------|--|
| Net Other Adj | | 634,522 | |
| Replace Cost | | 22,475 | |
| Year Built | | 656,998 | |
| Effective Year Built | | 1981 | |
| Depreciation Code | | 2000 | |
| Remodel Rating | | G | |
| Year Remodeled | | | |
| Depreciation % | | 21 | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | 1.000 | |
| Condition | | | |
| Condition % | | | |
| Percent Good | | 79 | |
| Cns Sect Rcnld | | 519,000 | |
| 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 |
| SHD1 | Shed | L | 40 | 21.00 | 1981 | A | 70 | C | 1.00 | 600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,574 | 1,574 | 1,574 | 215.17 | 338,670 |
| BSM | Basement | 0 | 1,288 | 258 | 43.10 | 55,513 |
| FEP | Finished Enclosed Porch | 0 | 252 | 151 | 128.93 | 32,490 |
| FGR | Garage | 0 | 484 | 194 | 86.24 | 41,742 |
| FOP | Open Porch | 0 | 132 | 20 | 32.60 | 4,303 |
| PTO | Patio | 0 | 474 | 24 | 10.89 | 5,164 |
| SHD | Attached Shed | 0 | 40 | 14 | 75.31 | 3,012 |
| TQS | Three Quarter Story | 714 | 952 | 714 | 161.37 | 153,628 |
| Ttl Gross Liv / Lease Area | | 2,288 | 5,196 | 2,949 | | 634,522 |

