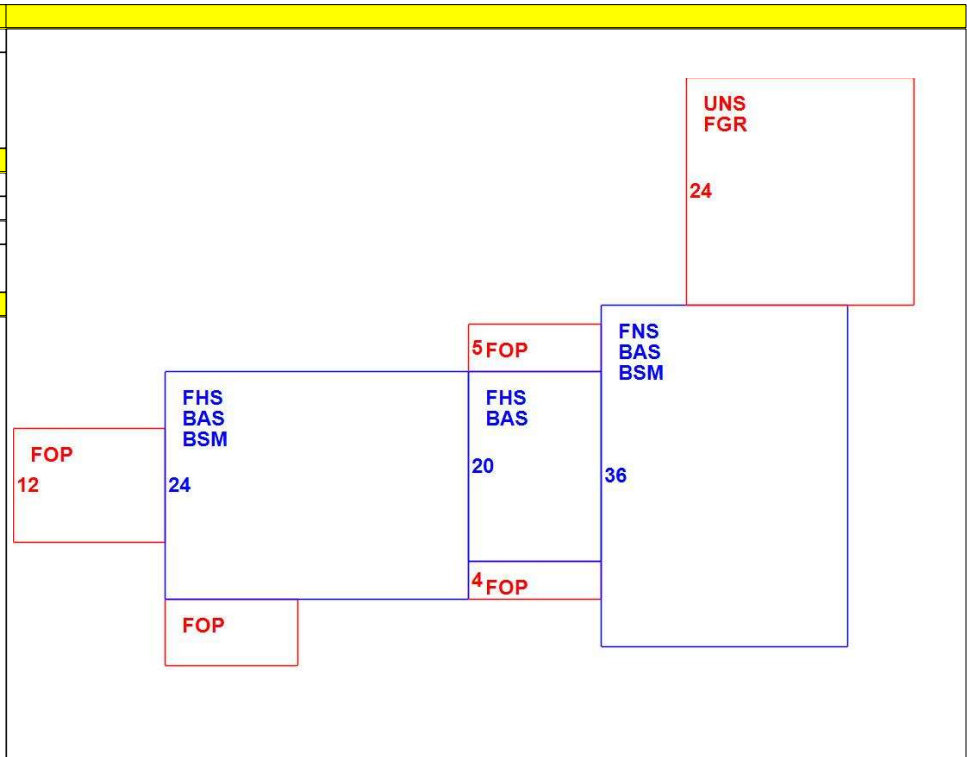


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MCCARTHY JOSEPH G MCCARTHY LESLIE A 265 OLD CORDWOOD PATH DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		976,200	976,200			
		SUPPLEMENTAL DATA		Cyclical Exemption W		3		RES LAND	1010		398,400	398,400			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3350 Total Acres 3.678 Chapter Lan GIS ID F_870942_2851419		District Res Exem				RESIDNTL	1010	162,100	162,100				
				Assoc Pid#		Total		1,536,700		1,536,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY JOSEPH G		50880 0027	03-07-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCARTHY LESLIE A TT		50880 0021	03-07-2019	U	I	1	1A	2023	1010	734,700	2022	1010	618,200		
DELANO BARBARA E TT		34775 0199	07-05-2007	U	I	1	1A		1010	435,300		1010	362,200		
									1010	102,100		1010	102,100		
		Total						1,272,100		Total		1,082,500			
								Total				969,600			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			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	
2018-358	09-24-2018	BP	Bldg Permit	37,000	04-18-2019	100		18' X 36' INGRD PERMACRETE	04-18-2019	SJT	5		01	Measure - No Entry	
2018-239	06-19-2018	AD	Addition	312,000	04-18-2019	100		ADDITION TO EXISTING DWEL	04-12-2013	VGS			20	Field Review	
2018-238	06-19-2018	DM	Demolish	14,500	04-18-2019	100		DEMO ALL ADDITIONS OFF OR	11-06-2007	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	2.760 AC	35,000.00	0.50086	5	1.00	0050	1.000		1.0000	0.40	48,400
Total Card Land Units					3.68 AC	Parcel Total Land Area					3.68	Total Land Value			398,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1704	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
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	07	Propane			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1704				

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

COST / MARKET VALUATION		
Net Other Adj		960,457
Replace Cost		35,680
Year Built		2019
Effective Year Built		2019
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	98	
Cns Sect Rcnd	976,200	
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
BRN3	Barn - 1 St w/L	L	1,720	52.00	1980	A	70	C	1.00	62,600
SHD1	Shed	L	570	21.00	1980	A	70	C	1.00	8,400
SHD1	Shed	L	600	21.00	1970	A	70	C	1.00	8,800
SHD1	Shed	L	99	21.00	1985	A	70	C	1.00	1,500
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600
SPL1	Ing Pool - Ave	L	648	64.00	2018	E	100	B	1.50	62,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,984	1,984	1,984	226.42	449,209
BSM	Basement	0	1,704	341	45.31	77,208
FGR	Garage	0	576	230	90.41	52,076
FHS	Finished Half Story	524	1,048	524	113.21	118,642
FNS	Finished 90% Story	842	936	842	203.68	190,642
FOP	Open Porch	0	416	62	33.74	14,038
UNS	Unfin 90% Story	0	576	259	101.81	58,642
Ttl Gross Liv / Lease Area		3,350	7,240	4,242		960,457

