

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCCARTHY JOSEPH G		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
MCCARTHY LESLIE A		0	No Sewer	0	Paved	0	Average	RES LAND	1320	44,300	44,300
265 OLD CORDWOOD PATH				0	Light						
SUPPLEMENTAL DATA											
DUXBURY MA 02332	Alt Prcl ID	Scnd Home		Cyclical Exemption							
	Tax Class	T		W							
	Tot Fin Area	0		District							
	Total Acres	6.95		Res Exem							
	Chapter Lan										
	GIS ID	F_870659_2851167		Assoc Pid#							
									Total	44,300	44,300

905
 DUXBURY, MA
VISION

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	V	1	1A	Year	Code	Assessed	Year	Code	Assessed		
MCCARTHY LESLIE A	50880	0021	03-07-2019	U	V	1	1A	2023	1320	45,600	2022	1320	39,700		
DELANO BARBARA E TT	34775	0199	07-05-2007	U	V	1	1F	2021	1320	35,100					
DELANO PHILLIP W JR	4700	0114	08-02-1979	U	I	1	1	Total			45,600	Total	39,700	Total	35,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	44,300
Special Land Value	0
Total Appraised Parcel Value	44,300
Valuation Method	C
Total Appraised Parcel Value	44,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES											

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
											01-01-2018	AO	3		99	Vacant Land

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	1320	Vacant Land - Un	RC	Residual	0.920	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	32,200
1	1320	Vacant Land - Un	PD	Undevelop	6.030	AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	12,100
Total Card Land Units					6.95	AC	Parcel Total Land Area					6.95	Total Land Value			44,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id		C	Owne				
Exterior Wall 1						B	S			
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure			Condo Flr							
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2			Net Other Adj		0					
Interior Floor 1			Replace Cost							
Interior Floor 2			Year Built							
Heat Fuel			Effective Year Built		0					
Heat Type			Depreciation Code							
AC Type			Remodel Rating							
Bedrooms			Year Remodeled							
Full Baths			Depreciation %							
Half Baths			Functional Obsol							
Extra Fixtures			External Obsol							
Total Rooms			Trend Factor		1.000					
Bath Style			Condition							
Kitchen Style			Condition %							
Extra Kitchens			Percent Good							
Fireplaces			Cns Sect Rcnld							
Extra Openings			Dep % Ovr							
Gas Fireplaces			Dep Ovr Comment							
Sq Ft Fin Bsmt			Misc Imp Ovr							
FBM Quality			Misc Imp Ovr Comment							
Foundation			Cost to Cure Ovr							
Bsmt Garage			Cost to Cure Ovr Comment							
Bsmt Area			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				
Ttl Gross Liv / Lease Area		0	0	0		0				