

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
MACDONALD SCOTT  47 CARR RD  DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	192,700	192,700						
				0 Light		RES LAND	1010	464,700	464,700						
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	5,100	5,100						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1612 Total Acres .88 Chapter Lan  GIS ID F_870079_2853468				Cyclical 3 Exemption W District Res Exem  Assoc Pid#		Total		662,500	662,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MACDONALD SCOTT		LCC 131264	12-14-2020	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed		
RUFF LEEANNE TT		LCC 125897	10-11-2017	U	I	1	1A	2023	1010	207,700	2022	1010	180,700		
HOGAN THOMAS I		LCC 74288	11-14-1986	Q	I	164,500	00		1010	498,900		1010	318,000		
									1010	3,400		1010	3,400		
								Total		710,000	Total		502,100		
								Total			Total		487,800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
									<b>APPRAISED VALUE SUMMARY</b>						
Total			0.00						Appraised Bldg. Value (Card) 192,700						
									Appraised Xf (B) Value (Bldg) 0						
Nbhd			B	Tracing					Appraised Ob (B) Value (Bldg) 5,100						
0060				Batch					Appraised Land Value (Bldg) 464,700						
NOTES													Special Land Value 0		
													Total Appraised Parcel Value 662,500		
													Valuation Method C		
													Total Appraised Parcel Value 662,500		
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
QPO-23-39	02-21-2023	MN	Maintenance	950		100	02-21-2023	AIRSEALING		04-22-2021	SJD	9		12	Property Est. - No Access
2015-213	09-14-2015	MN	Maintenance	14,013		100		REPLACE 4 WINDOWS		04-12-2013	VGS			20	Field Review
2013-190	10-08-2013	MN	Maintenance	10,200		100		REPLACE NINE WINDOW		10-31-2007	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	38,333 SF	9.04	1.00000	5	1.00	0060	1.341		1.0000	12.12	464,700
Total Card Land Units					0.88 AC	Parcel Total Land Area					0.88	Total Land Value			464,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			251,545
Interior Floor 2			Net Other Adj		8,900
Heat Fuel	03	Gas	Replace Cost		260,445
Heat Type	05	Hot Water	Year Built		1960
AC Type	01	None	Effective Year Built		1995
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnld		192,700
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	1092		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>DCK</b>		<b>10</b>
<b>23</b>		
<b>BAS</b>	<b>BSM</b>	<b>BAS</b>
	<b>26</b>	<b>26</b>
<b>42</b>		<b>20</b>

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	348	21.00	1980	A	70	C	1.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,612	1,612	1,612	135.75	218,829
BSM	Basement	0	1,092	218	27.10	29,594
DCK	Deck	0	230	23	13.58	3,122
Ttl Gross Liv / Lease Area		1,612	2,934	1,853		251,545

