

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCGEADY MICHAEL J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
MCGEADY PAULA T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	450,600	450,600		
15 CORDWOOD PATH				0 Light		RES LAND	1010	497,900	497,900		
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical 3			RESIDNTL	1010	3,100	3,100	<b>VISION</b>
Scnd Home				Exemption							
Tax Class T				W							
Total Fin Area 2754				District							
Total Acres 1.158				Res Exem							
DUXBURY MA 02332		GIS ID F_869617_2851751				Assoc Pid#		Total		951,600	951,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGEADY MICHAEL J		16533	0070	08-25-1998	Q	I	359,500	00	Year	Code	Assessed	Year	Code	Assessed		
CHESLEY KENNETH L JR		15464	0327	09-09-1997	U	I	1	1F	2023	1010	359,300	2022	1010	335,700		
										1010	486,400		1010	410,400		
										1010	1,800		1010	1,800		
									Total		847,500	Total		747,900	Total	677,500

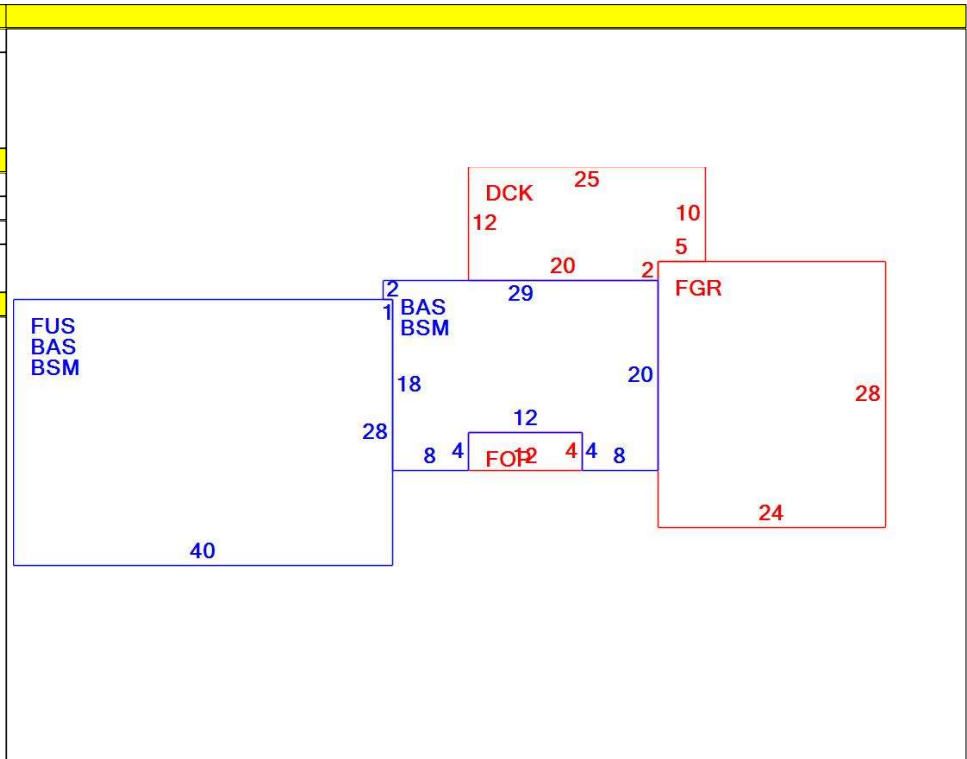
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			Total				0.00								

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch					
0070											
NOTES											
								Appraised Bldg. Value (Card)		450,600	
								Appraised Xf (B) Value (Bldg)		0	
								Appraised Ob (B) Value (Bldg)		3,100	
								Appraised Land Value (Bldg)		497,900	
								Special Land Value		0	
								Total Appraised Parcel Value		951,600	
								Valuation Method		C	
								Total Appraised Parcel Value		951,600	

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
QPO-22-20	09-14-2022	MN	Maintenance	22,900		100		Strip and re-roof 32 sqyare roof s		04-12-2013	VGS			20	Field Review
173	11-08-2010	RM	Remodel	3,500		100		RPL EXISTING STAIRS		03-04-2013	AO	6	6	30	Quality Control
193	12-17-2009	MN	Maintenance	10,000		100		RPL WINDOWS		01-24-2008	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200	
1	1010	Single Family	PD	Residual	0.240	AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	11,700	
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value					497,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1634	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		585,176
Interior Floor 2			Replace Cost		617,285
Heat Fuel	02	Oil	Year Built		1977
Heat Type	05	Hot Water	Effective Year Built		1994
AC Type	01	None	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		450,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	216		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1634		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	48	21.00	2000	A	70	C	1.00	700
PERG	PERGOLA	L	96	35.00	2000	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,634	1,634	1,634	172.82	282,391
BSM	Basement	0	1,634	327	34.59	56,513
DCK	Deck	0	290	29	17.28	5,012
FGR	Garage	0	672	269	69.18	46,489
FOP	Open Porch	0	48	7	25.20	1,210
FUS	Finished Upper Story	1,120	1,120	1,120	172.82	193,561
Ttl Gross Liv / Lease Area		2,754	5,398	3,386		585,176



15 CORDWOOD PATH

