

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
MCCARRON MARY A				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed							
120 BOW ST										RESIDENTL	1010	292,500	292,500	VISION						
DUXBURY MA 02332										RES LAND	1010	469,500	469,500							
SUPPLEMENTAL DATA																				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2040 Total Acres .92 Chapter Lan GIS ID F_875192_2844000				Cyclical 5 Exemption W District Res Exem Assoc Pid#																
										Total		762,000	762,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARRON MARY A			8374 0090		04-05-1988	U	I	1		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	247,700	2022	1010	207,300	2021	1010	206,900	
												1010	504,700		1010	320,700		1010	309,300	
										Total		752,400	Total		528,000	Total		516,200		
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		Appraised Bldg. Value (Card)					292,500					
0060										Appraised Xf (B) Value (Bldg)					0					
										Appraised Ob (B) Value (Bldg)					0					
										Appraised Land Value (Bldg)					469,500					
										Special Land Value					0					
										Total Appraised Parcel Value					762,000					
										Valuation Method					C					
										Total Appraised Parcel Value					762,000					
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-23-23 481	07-25-2023 10-05-2004	MN MS	Maintenance Miscellaneous	48,000 1,500		100 100		REROOF 2100 SF/RPLACE 110 STRIP & RE ROOF		02-06-2023	SJT	0		00	Measure & Listed					
										02-04-2020	SJT	0		00	Measure & Listed					
										04-07-2015	JLF	0	1	00	Measure & Listed					
										04-12-2013	VGS			20	Field Review					
										03-04-2013	AO	6	6	30	Quality Control					
										04-08-2010	K-D		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	40,012 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.73	469,500				
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					469,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1152	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	364				
FBM Quality	01	Minimal			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1152				

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

COST / MARKET VALUATION		
Net Other Adj		414,087
Replace Cost		22,540
Year Built		436,628
Effective Year Built		1978
Depreciation Code		1988
Remodel Rating		F
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnld		292,500
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	188.39	223,057
BSM	Basement	0	1,152	230	37.61	43,330
FUS	Finished Upper Story	16	16	16	188.39	3,014
TQS	Three Quarter Story	756	1,008	756	141.29	142,425
WDK	Deck	0	120	12	18.84	2,261
Ttl Gross Liv / Lease Area		1,956	3,480	2,198		414,087

