

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKINLEY GEOFFREY A			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
MCKINLEY SHARON G			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	583,100	583,100	
51 SIMMONS DR				0 Medium		RES LAND	1010	411,200	411,200	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2512 Total Acres .45 Chapter Lan		Cyclical 5 Exemption W District Res Exem						
GIS ID F_874297_2847374		Assoc Pid#						Total		994,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MCKINLEY GEOFFREY A	14055 0274	12-29-1995	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed
DELFS BRYAN C	13674 0224	07-03-1995	Q	I	340,000	00	2023	1010	442,000	2022	1010	403,900
MCKINLEY GEOFFREY A	13674 0224	07-03-1995	U	I	340,000	1		1010	440,900		1010	286,400
Total							882,900		Total		690,300	
							Total		628,700			

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	

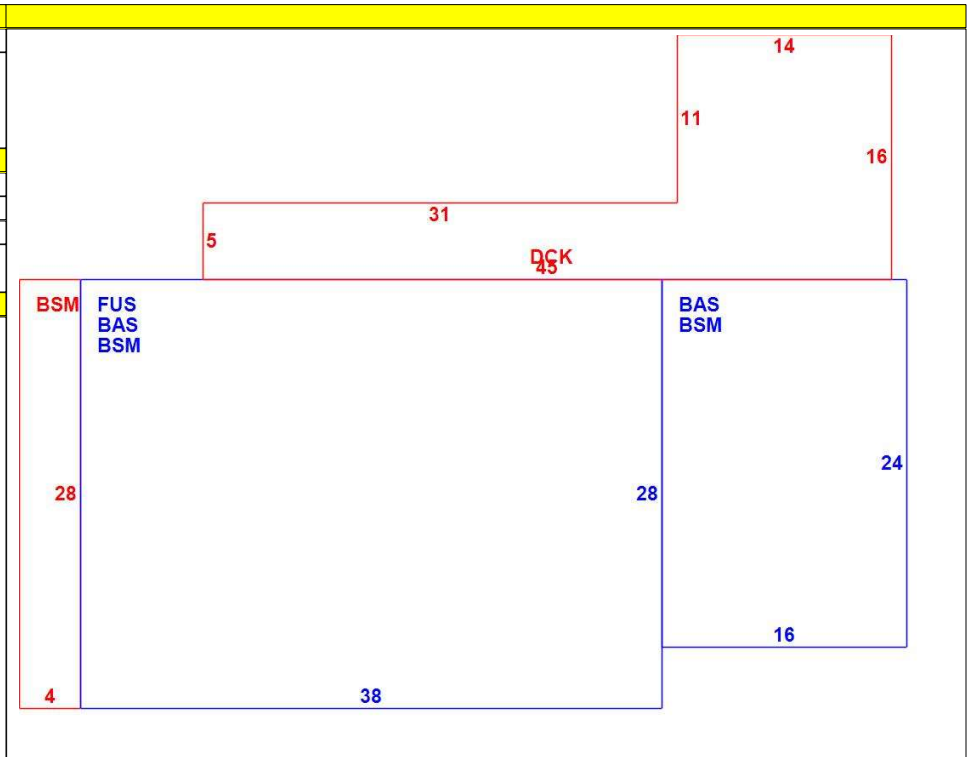
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	583,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	411,200
Special Land Value	0
Total Appraised Parcel Value	994,300
Valuation Method	C
Total Appraised Parcel Value	994,300

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
2014-217	10-16-2014	MN	Maintenance	3,100		100		REPLACE WOOD SIDING STRIP & RERF WDSHING	08-23-2019	SJT	10		00	Measure & Listed
13950	01-26-1996	MN	Maintenance	10,000	09-23-1997	100			04-12-2013	VGS			20	Field Review
									11-27-2007	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	R1	Primary	19,639 SF	15.61	1.00000	5	1.00	0060	1.341		1.0000	20.94	411,200
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value			411,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1560	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		683,767
Interior Floor 2			Replace Cost		27,360
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		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	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		583,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1560		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	1,448	1,448	1,448	238.91	345,945	
BSM	Basement	0	1,560	312	47.78	74,541	
DCK	Deck	0	379	38	23.95	9,079	
FUS	Finished Upper Story	1,064	1,064	1,064	238.91	254,202	
Ttl Gross Liv / Lease Area		2,512	4,451	2,862		683,767	

