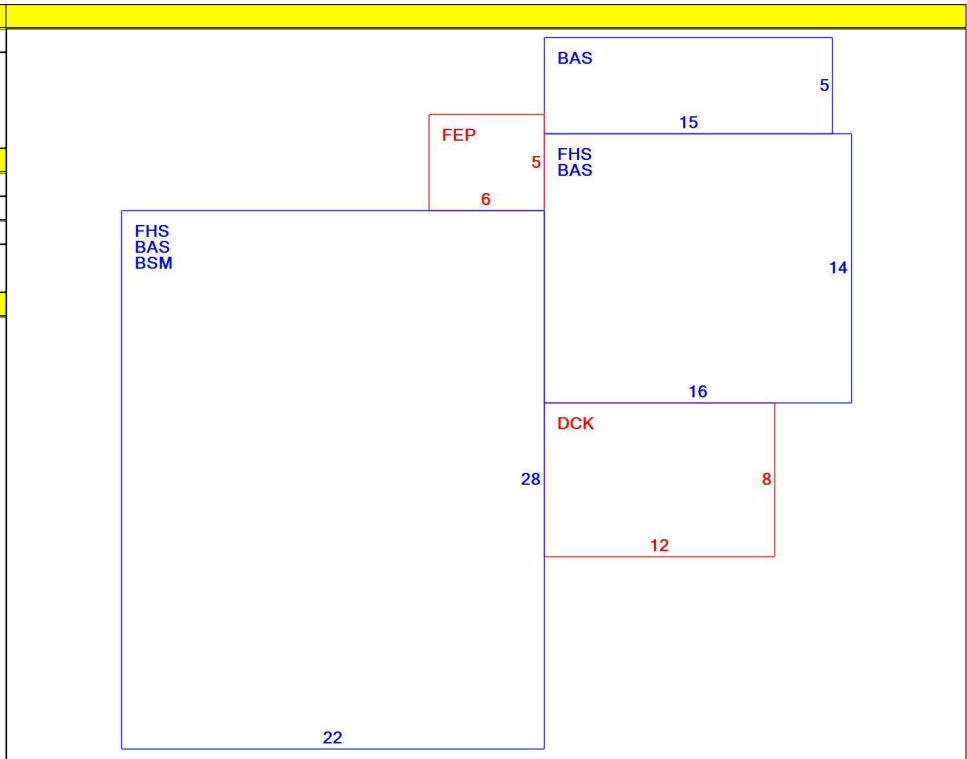


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MCLEAN RALPH J JR 164 ELM ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	137,300	137,300									
				0	Medium			RES LAND	1010	473,600	473,600									
SUPPLEMENTAL DATA										RESIDNTL	1010	18,500	18,500							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1418 Total Acres 1.01 Chapter Lan GIS ID F_869676_2834240				Cyclical 6 Exemption W District Res Exem Assoc Pid#						Total	629,400	629,400								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCLEAN RALPH J JR ELM ST RLTY TRUST			22577	0185	08-06-2002	U	I	311,500	1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			22013	0146	05-01-2002	U	I	1	1F	2023	1010	105,300	2022	1010	86,600	2021	1010	88,300		
												1010	508,300		1010	323,000		1010	311,600	
												1010	14,000		1010	14,000		1010	14,000	
											Total	627,600	Total	423,600	Total	413,900				
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)		137,300			
0060															Appraised Xf (B) Value (Bldg)		0			
												Appraised Ob (B) Value (Bldg)		18,500						
												Appraised Land Value (Bldg)		473,600						
												Special Land Value		0						
												Total Appraised Parcel Value		629,400						
												Valuation Method		C						
												Total Appraised Parcel Value		629,400						
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				
296	10-08-2008	MS	Miscellaneous	5,500		100		WOOD BURNNG STOVE			11-05-2020	SJT	10		20	Field Review				
											04-12-2013	VGS			20	Field Review				
											08-25-2003	KP		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	40,000	SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400			
1	1010	Single Family	RC	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	4,200			
Total Card Land Units					1.01	AC	Parcel Total Land Area				1.01	Total Land Value				473,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	616	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.6				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			256,587
Interior Floor 2			Net Other Adj		7,500
Heat Fuel	02	Oil	Replace Cost		264,088
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	01	None	Effective Year Built		1973
Bedrooms	4		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnld		137,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	616		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
BRN1	Barn - 1 Story	L	960	39.00	1980	F	55	D	0.50	10,300
STB1	Stable	L	240	28.00	1980	A	70	C	1.00	4,700
SHD1	Shed	L	240	21.00	1975	A	70	C	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	915	915	915	172.67	157,993
BSM	Basement	0	616	123	34.48	21,238
DCK	Deck	0	96	10	17.99	1,727
FEP	Finished Enclosed Porch	0	30	18	103.60	3,108
FHS	Finished Half Story	420	840	420	86.34	72,521
Ttl Gross Liv / Lease Area		1,335	2,497	1,486		256,587

