

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACNAB JAMES G			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MACNAB AMY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	514,400	514,400
269 OLD TOBEY GARDEN ST				0 Heavy		RES LAND	1010	470,800	470,800
DUXBURY MA 02332		SUPPLEMENTAL DATA							
Alt Prcl ID		Cyclical 6							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2824		District							
Total Acres .948		Res Exem							
Chapter Lan									
GIS ID F_870591_2834383		Assoc Pid#							
Total								985,200	985,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACNAB JAMES G		11596 0219	01-21-1993	U	I	77,400	1	Year	Code	Assessed	Year	Code	Assessed			
WAGMAN H NORMAN LAURA R		4088 0399	01-15-1993	U	I	77,400	1	2023	1010	395,800	2022	1010	363,700			
									1010	505,300		1010	321,100			
													2021	1010	320,700	
														1010	311,300	
Total									901,100			Total	684,800		Total	632,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										514,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										0			
Appraised Land Value (Bldg)										470,800			
Special Land Value										0			
Total Appraised Parcel Value										985,200			
Valuation Method										C			
Total Appraised Parcel Value										985,200			

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
2014-373	12-05-2014	MS	Miscellaneous	9,650	08-30-2018	100		INSTALL A SOLAR HOT WATER		08-30-2018	JLF	5		01	Measure - No Entry
2014-113	05-07-2014	NC	New Construct	5,000	08-30-2018	100		CONSTRUCT AN 8 X 16 DECK		04-12-2013	VGS			20	Field Review
1	01-07-2008	MS	Miscellaneous	0		100		WOOD STOVE IN KITCHE		08-22-2006	K&D		1	00	Measure & Listed
122	04-10-2002	AD	Addition	125,000	08-22-2006	100		25x37ADD/GRG/FIN BSM							
15081	08-14-1998	NC	New Construct	5,000		100		10X34 DECK							
14338	12-18-1996	NC	New Construct	4,000	05-20-2004	100		25X37 2 STRY ADDITIO							
12676	01-28-1993	MN	Maintenance	4,000		100		RPR FIRDMG/ELEC/INSL							

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	DV 80% REMOVED 11/25/84(FI)		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	1,400
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value				470,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1717	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		637,037
Interior Floor 2			Replace Cost		58,109
Heat Fuel	02	Oil	Year Built		1959
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		26
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	1		Percent Good		74
Extra Openings	1		Cns Sect Rcnld		514,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	863		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1717		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
SLR	Solar Panels	L	1	1050.00	2014	A	70	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	48	5	20.61	989
BAS	First Floor	1,723	1,723	1,723	197.84	340,875
BSM	Basement	0	1,717	343	39.52	67,858
DCK	Deck	0	478	48	19.87	9,496
FHS	Finished Half Story	176	352	176	98.92	34,819
FUS	Finished Upper Story	925	925	925	197.84	183,000
Ttl Gross Liv / Lease Area		2,824	5,243	3,220		637,037

