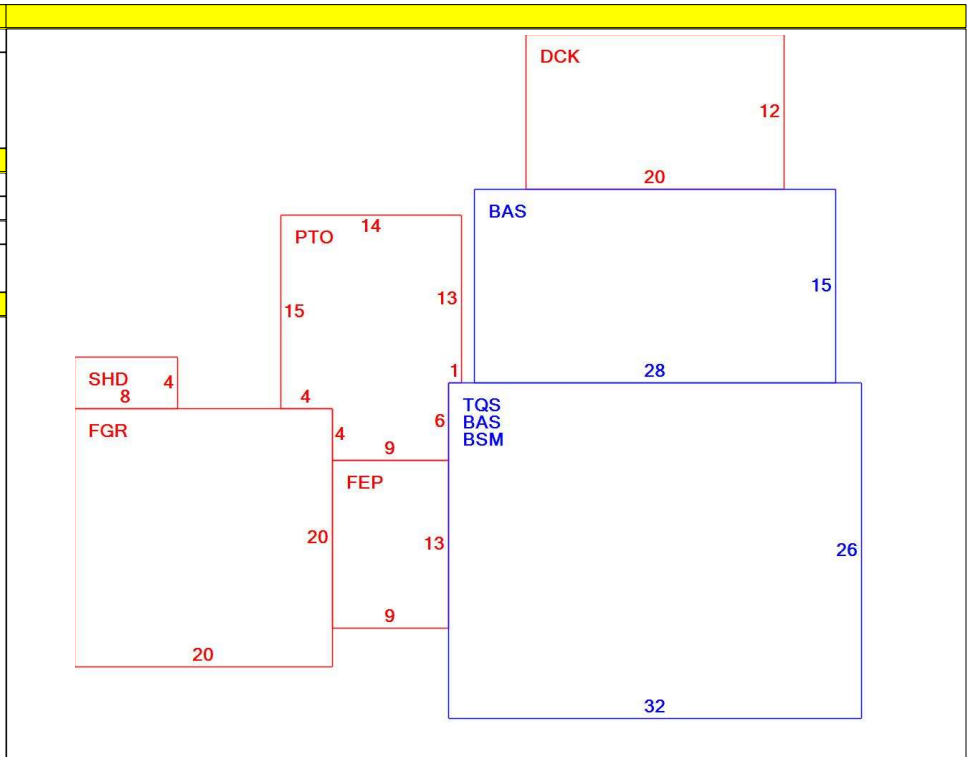


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
MCBAIN WILLIAM H JR TT MCBAIN FAMILY REVOCABLE TRUST 406 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	279,300	279,300						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1876 Total Acres 1.198 Chapter Lan GIS ID F_872230_2833522		Cyclical Exemption W District Res Exem Assoc Pid#		RES LAND	1010	482,500	482,500						
						RESIDNTL	1010	1,000	1,000								
										Total	762,800	762,800					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
KELLY RICHARD A MCBAIN WILLIAM H JR TT MCBAIN WILLIAM H JR		58242	188	08-31-2023	Q	I	819,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		45110	0076	12-31-2014	U	I	100	1A	2023	1010	209,700	2022	1010	175,800	2021	1010	174,900
		4706	0393	08-15-1979	U	I	56,000	1		1010	517,900		1010	329,100		1010	317,400
										Total	728,200	Total	505,500	Total	492,900		
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0060																	
NOTES																	
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	
BPO-23-332	09-15-2023	RM	Remodel	35,000		100		RENO & EXPAND 1ST FL BATH			11-05-2020	SJT	10		20	Field Review	
20000268	07-06-2000	MN	Maintenance	2,500		100		STRIP AND REROOF			04-12-2013	VGS			20	Field Review	
11821	02-28-1991	AD	Addition	2,000	01-01-1992	100		DECK 12'X16'			05-31-2008	BSB		1	00	Measure & Listed	
11127	02-23-1989	AD	Addition	20,000	01-01-1992	100		ONE-STY FAM RM,SEWER									
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	0.280	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000		1.07	13,100
Total Card Land Units					1.20	AC	Parcel Total Land Area				1.20	Total Land Value				482,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			381,431
Interior Floor 2			Net Other Adj		23,400
Heat Fuel	03	Gas	Replace Cost		404,829
Heat Type	04	Forced Air-Duc	Year Built		1948
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		279,300
Sq Ft Fin Bsmt	416		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	832		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
PTO	Patio	L	49	15.00	1997	A	70	C	1.00	500
SHD1	Shed	L	32	21.00	2000	A	70	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	164.48	205,929
BSM	Basement	0	832	166	32.82	27,304
DCK	Deck	0	240	24	16.45	3,948
FEP	Finished Enclosed Porch	0	117	70	98.41	11,514
FGR	Garage	0	400	160	65.79	26,317
PTO	Patio	0	244	12	8.09	1,974
SHD	Attached Shed	0	32	11	56.54	1,809
TQS	Three Quarter Story	624	832	624	123.36	102,636
Ttl Gross Liv / Lease Area		1,876	3,949	2,319		381,431

