

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCLEAN MARY M 30 URIAHS DR DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	228,100	228,100	
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	470,200	470,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1264 Total Acres .92 Chapter Lan GIS ID F_872663_2833998			Cyclical Exemption W District Res Exem Assoc Pid#	6	RESIDNTL	1010	700	700
						Total		699,000	699,000	

905
 DUXBURY, MA
VISION

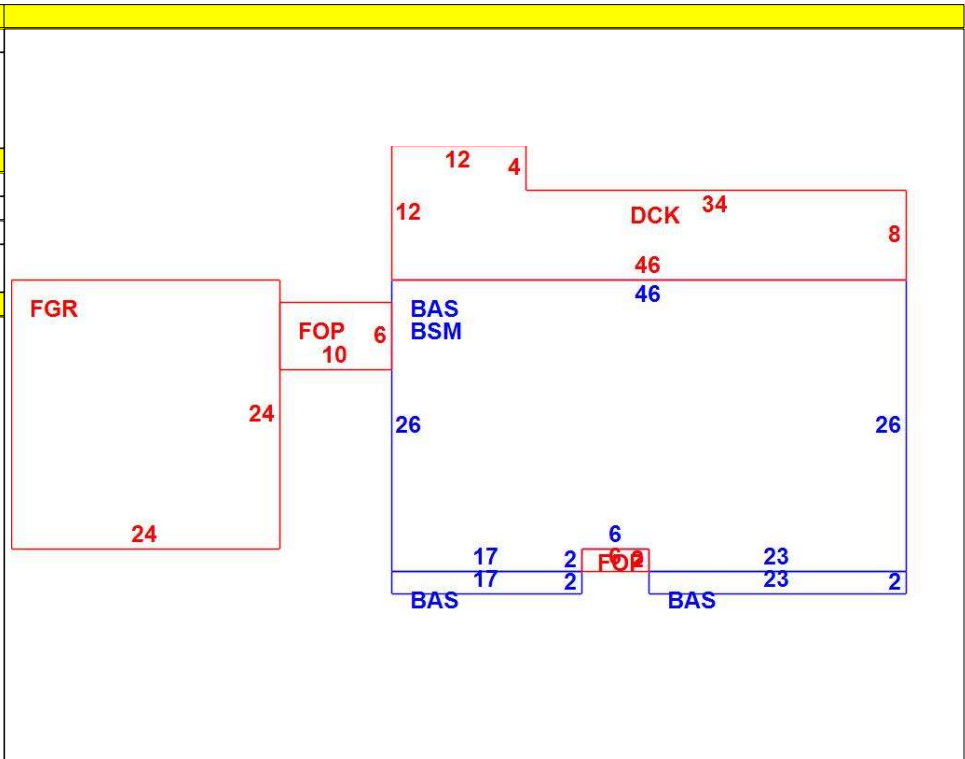
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCLEAN MARY M		LCC 79204	10-06-1989	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	220,700	2022	1010	186,300
									1010	504,700		1010	309,300
									1010	500		1010	500
								Total		725,900	Total		507,500
											Total		473,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRAISED VALUE SUMMARY						
Total			0.00						Appraised Bldg. Value (Card)				228,100		
									Appraised Xf (B) Value (Bldg)				0		
									Appraised Ob (B) Value (Bldg)				700		
									Appraised Land Value (Bldg)				470,200		
									Special Land Value				0		
									Total Appraised Parcel Value				699,000		
									Valuation Method				C		
									Total Appraised Parcel Value				699,000		

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
318	11-13-2008	MN	Maintenance	14,000		100		REPAIR G FOUNDATION	10-09-2019	SJT	10		00	Measure & Listed
377	09-06-2002	RM	Remodel	2,500	03-08-2003	100		REFURBISH 8X8 BATHRM	04-12-2013	VGS			20	Field Review
12064	10-16-1991	AD	Addition	14,000	01-01-1992	100		GARAGE 24'X24'/BREEZ	06-03-2009	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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1098	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
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			289,186
Interior Floor 2			Net Other Adj		32,050
Heat Fuel	02	Oil	Replace Cost		321,236
Heat Type	04	Forced Air-Duc	Year Built		1973
AC Type	03	Central	Effective Year Built		1992
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		228,100
Sq Ft Fin Bsmt	762		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1098		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
SHD1	Shed	L	96	21.00	1980	P	35	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	162.10	204,894
BSM	Basement	0	1,184	237	32.45	38,418
DCK	Deck	0	416	42	16.37	6,808
FGR	Garage	0	576	230	64.73	37,283
FOP	Open Porch	0	72	11	24.77	1,783
Ttl Gross Liv / Lease Area		1,264	3,512	1,784		289,186

