

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCLELLAN MICHAEL J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MCLELLAN LISA M			0 Septic	0 Gravel	0 Average	RESIDNTL	1010	354,200	354,200
46 URIAHS DR		SUPPLEMENTAL DATA			RES LAND	1010	514,500	514,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1923 Total Acres 1.878 Chapter Lan GIS ID F_872770_2834295			Cyclical Exemption W District Res Exem	RESIDNTL	1010	9,900	9,900
						Total		878,600	878,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCLELLAN MICHAEL J	LCC	1048260	01-28-2004	Q	I	485,000	00	Year	Code	Assessed	Year	Code	Assessed			
DOW CURTIS GREY	LCC	84175	01-25-1993	Q	I	120,000	00	2023	1010	285,600	2022	1010	260,700			
DOW CURTIS GREY	LCC	31084	08-31-1984	Q	I	79,900	00		1010	552,200		1010	350,800			
									1010	6,600		1010	6,600			
								Total		844,400	Total		618,100	Total		569,600

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)	354,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	9,900
Appraised Land Value (Bldg)	514,500
Special Land Value	0
Total Appraised Parcel Value	878,600
Valuation Method	C
Total Appraised Parcel Value	878,600

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
1-A	01-11-2011	MS	Miscellaneous	3,500		100		10X12 UTILITY BLDG	08-29-2019	SJT	10		00	Measure & Listed
1	06-07-2007	AD	Addition		08-17-2007	100		ADDING 2ND FLOOR	04-12-2013	VGS			20	Field Review
327	07-07-2004	RM	Remodel	2,500	06-30-2012	100		ENCLOSE 6X12 AREA	02-05-2013	AO	6	6	30	Quality Control
13175	05-16-1994	NC	New Construct	3,600	09-28-1995	100		12X20 OPEN DECK	10-01-2012	KP	5		00	Measure & Listed
12717	03-12-1993	RM	Remodel	8,200	09-28-1995	100		REPWNDWS/RPRROOF+RSD	11-07-2011	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	0.960	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	45,100
Total Card Land Units					1.88	AC	Parcel Total Land Area					1.88	Total Land Value			514,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	784	
Model	01	Residential	Bsmt Type	05	
Grade	05	Ave/Good	Unfin Area	559.00	Full Raised
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			449,541
Interior Floor 2			Net Other Adj		29,153
Heat Fuel	07	Propane	Replace Cost		478,693
Heat Type	04	Forced Air-Duc	Year Built		1962
AC Type	01	None	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	5		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		74
Gas Fireplaces	0		Cns Sect Rcnld		354,200
Sq Ft Fin Bsmt	225		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	784		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	175	21.00	2010	G	85	C	1.00	3,100
PTO	Patio	L	450	15.00	2019	E	100	C	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,414	1,414	1,414	227.50	321,685
BSM	Basement	0	784	157	45.56	35,718
DCK	Deck	0	120	12	22.75	2,730
FHS	Finished Half Story	392	784	392	113.75	89,180
FOP	Open Porch	0	8	1	28.44	228
Ttl Gross Liv / Lease Area		1,806	3,110	1,976		449,541

