

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCCARTHY KENNETH J & CAROLE L MCCARTHY FAMILY LIVING TRUST 151 FLINT LOCKE DR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	480,100	480,100	
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	350,700	350,700	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2938 Total Acres .92 Chapter Lan GIS ID F_869019_2832703		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	1,400	1,400	
						Total				832,200	832,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARTHY KENNETH J & CAROLE L TT MCCARTHY KENNETH		43737	0231	10-22-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14142	0196	02-15-1996	U	I	1	1	2023	1010	357,500	2022	1010	309,500	2021	1010	296,800
										1010	475,900	1010	401,600	1010	363,200	1010	900
		Total						Total		834,300	Total		712,000	Total		660,900	

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				
		Total	0.00						Appraised Bldg. Value (Card) 480,100				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 1,400				
									Appraised Land Value (Bldg) 350,700				
									Special Land Value 0				
									Total Appraised Parcel Value 832,200				
									Valuation Method C				
									Total Appraised Parcel Value 832,200				

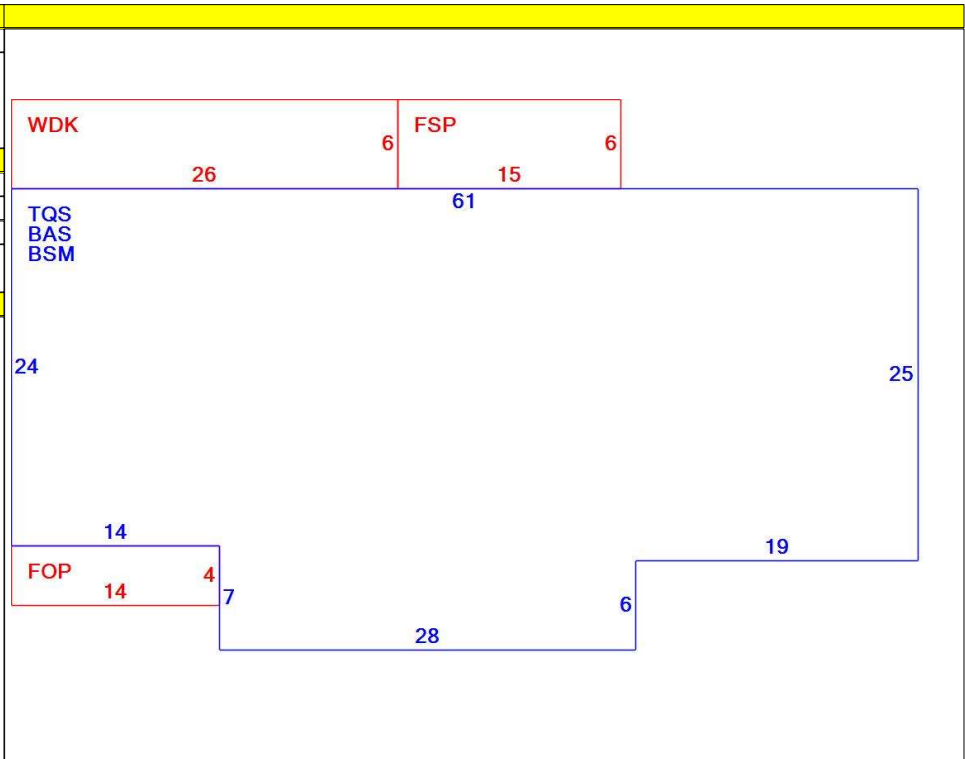
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-31	02-03-2022	MN	Maintenance	11,500		100		Strip and replace roof. 22 square	11-17-2020	SJT	10		20	Field Review
2016-54	04-13-2016	MN	Maintenance	22,225		100		REPLACEMENT WINDOWS 3	07-25-2013	BH			00	Measure & Listed
2013-184	09-24-2013	MN	Maintenance	6,813		100		2 REPL WINDOWS & 1 STORM	04-12-2013	VGS			20	Field Review
151	06-12-2012	MN	Maintenance	19,250	06-30-2012	100		UNDERPIN EXISTING FOUNDA	01-23-2008	BSB		1	00	Measure & Listed
11731	10-18-1990	AD	Addition	11,500	01-01-1991	100		SHED DORMER 19 X 12						
11608	06-13-1990	NC	New Construct	1,000	01-01-1991	100		TOOL SHED 12 X 8						

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	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1679	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1679				

CONDO DATA			
Parcel Id		C	Ownr
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	609,416
Replace Cost	22,230
Year Built	631,648
Effective Year Built	1973
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	480,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	1990	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,679	1,679	1,679	183.78	308,568
BSM	Basement	0	1,679	336	36.78	61,750
FOP	Open Porch	0	56	8	26.25	1,470
FSP	Screened Porch	0	90	18	36.76	3,308
TQS	Three Quarter Story	1,259	1,679	1,259	137.81	231,380
WDK	Deck	0	156	16	18.85	2,940
Ttl Gross Liv / Lease Area		2,938	5,339	3,316		609,416

