

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCDONOUGH SHAWN	8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCDONOUGH JULIE		0 Septic	0 Paved	0 Average	RESIDNTL	1010	741,100	741,100	
57 FOX RUN	SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	526,100	526,100	
DUXBURY MA 02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2996 Total Acres .918 Chapter Lan GIS ID F_872054_2833816	Cyclical Exemption W District Res Exem	6	RESIDNTL	1010	7,100	7,100		
						Total	1,274,300	1,274,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCDONOUGH SHAWN	43436	0336	08-01-2013	Q	I	843,375	00	Year	Code	Assessed	Year	Code	Assessed
ROBBA SUSAN	18762	0239	08-04-2000	U	I	1	1	2023	1010	565,400	2022	1010	530,100
RILEY JOHN J TRUSTEE	10316	0281	06-16-1993	U	V	370,000	1		1010	625,800		1010	482,400
									1010	4,800		1010	4,800
								Total	1,196,000	Total	1,017,300	Total	865,900

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
0080				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	741,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	7,100		
Appraised Land Value (Bldg)	526,100		
Special Land Value	0		
Total Appraised Parcel Value	1,274,300		
Valuation Method	C		
Total Appraised Parcel Value	1,274,300		

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-22-14	07-11-2022	MN	Maintenance	16,951		100	07-11-2022	STRIP & REROOF	11-17-2020	SJT	10		20	Field Review
13403	09-14-1994	NC	New Construct	3,000	05-30-1996	100		10X14 GARDEN SHED	04-10-2014	SJD	9		01	Measure - No Entry
13145	04-12-1994	RM	Remodel	8,000	05-30-1996	100		INT REM, FIN BSMT	04-12-2013	VGS			20	Field Review
12655	01-04-1993	NC	New Construct	154,000	09-28-1995	100		2STY26X36/ATGR/ENCPR	01-24-2008	BSB		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	40,003 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	526,100	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				526,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1316	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		821,103
Heat Type	05	Hot Water	Replace Cost		50,750
AC Type	01	None	Year Built		871,853
Bedrooms	4		Effective Year Built		1993
Full Baths	2		Depreciation Code		2006
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	9		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	508		Cns Sect Rcnld		741,100
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1316		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	140	21.00	1994	A	70	C	1.00	2,100
PTO	Patio	L	480	15.00	2000	A	70	C	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,567	1,567	1,567	234.13	366,886
BSM	Basement	0	1,316	263	46.79	61,577
CTH	Cathedral Ceiling	0	320	32	23.41	7,492
FGR	Garage	0	468	187	93.55	43,783
FNS	Finished 90% Story	497	552	497	210.80	116,364
FOP	Open Porch	0	5	1	46.83	234
FUS	Finished Upper Story	960	960	960	234.13	224,767
Ttl Gross Liv / Lease Area		3,024	5,188	3,507		821,103

