

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MCDAVITT CONOR P	8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND		1010 1010	685,600 526,100	685,600 526,100			
MCDAVITT KAREN E		0 Septic	0 Paved	0 Average												
30 FOX RUN		SUPPLEMENTAL DATA														
DUXBURY MA 02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2601 Total Acres .918 Chapter Lan	Cyclical 6 Exemption W District Res Exem														
GIS ID F_871826_2834268		Assoc Pid#														
						Total	1,211,700	1,211,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCDAVITT CONOR P	45248 0081	02-23-2015	Q	I	805,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DACUNHA A H & ELIZABETH	11955 0220	06-17-1993	Q	V	355,000	00	2023	1010	527,200	2022	1010	484,400	2021	1010	446,500	
DEERIN ROBERT F	11512 0146	06-17-1993	U	V	355,000	1		1010	625,700		1010	482,400		1010	402,000	
DEERIN ROBERT F	11512 0146	12-18-1992	U	V	330,000	1										
							Total	1,152,900	Total	966,800	Total	848,500				
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												
0080																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BPO-23-377	10-11-2023	RM	Remodel	58,000		100		REMODEL KITCHEN & DINING	05-02-2016	SJD	9	1	00	Measure & Listed		
13429	09-22-1994	RM	Remodel	7,000	05-31-1996	100		FIN 26X36 BSMT	04-12-2013	VGS			20	Field Review		
12296	05-04-1992	NC	New Construct	148,000	09-28-1995	100		2STY W/ELL,GAR,DECK	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	40,001 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

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			740,398
Interior Floor 2			Net Other Adj		66,150
Heat Fuel	02	Oil	Replace Cost		806,548
Heat Type	05	Hot Water	Year Built		1992
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnd		685,600
Sq Ft Fin Bsmt	796		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1408		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,334	1,334	1,334	254.26	339,180
BSM	Basement	0	1,408	282	50.92	71,701
FNS	Finished 90% Story	331	368	331	228.69	84,159
FUS	Finished Upper Story	936	936	936	254.26	237,985
PTO	Patio	0	234	12	13.04	3,051
WDK	Deck	0	168	17	25.73	4,322
Ttl Gross Liv / Lease Area		2,601	4,448	2,912		740,398

