

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGONAGLE DANIEL H (1/2 INT)			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCGONAGLE ELEANOR L (1/2 INT)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	553,600	553,600	
122 ISLAND CREEK RD				0 Medium		RES LAND	1010	567,700	567,700	
DUXBURY MA 02332						RESIDNTL	1010	11,000	11,000	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Cyclical 6							
Scnd Home Exemption W			District Res Exem							
Tax Class T			Total Acres 1.138							
Total Fin Area 3227			Chapter Lan							
GIS ID F_871041_2836063			Assoc Pid#							
						Total		1,132,300	1,132,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGONAGLE DANIEL H (1/2 INT)	LCC	120970	09-09-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCGONAGLE DANIEL H	LCC	77489	08-31-1988	Q	I	342,000	00	2023	1010	431,500	2022	1010	359,400	2021	1010	342,200
									1010	609,400		1010	387,100		1010	373,500
									1010	900		1010	900		1010	900
								Total		1,041,800	Total		747,400	Total		716,600

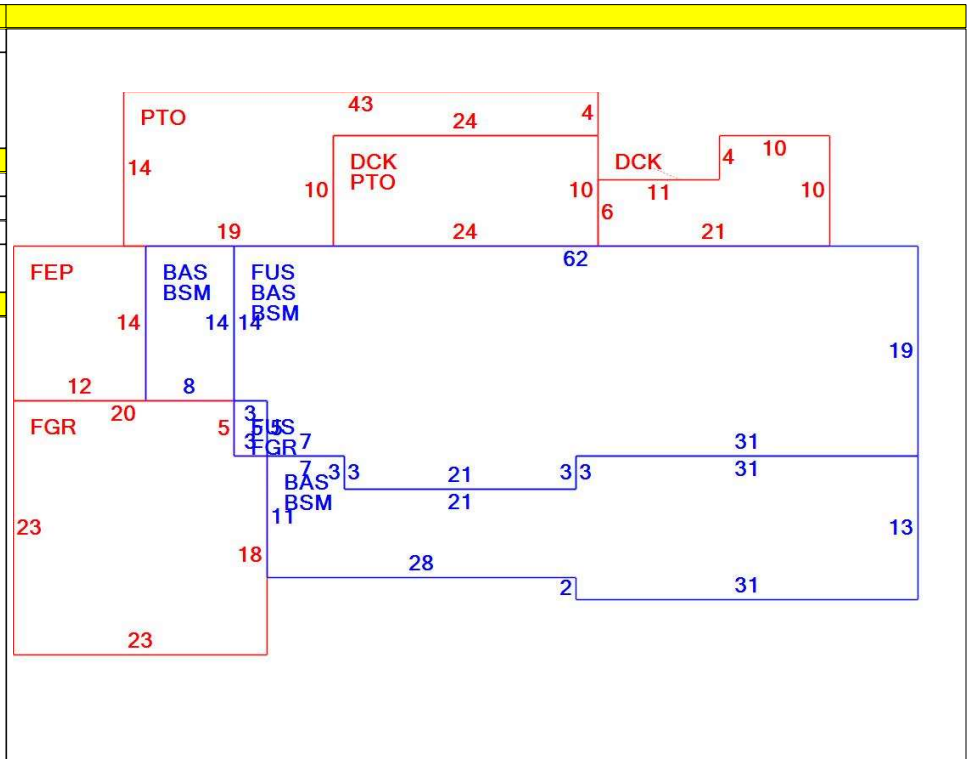
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			Total					0.00				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060								
NOTES				Appraised Bldg. Value (Card)				553,600
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				11,000
				Appraised Land Value (Bldg)				567,700
				Special Land Value				0
				Total Appraised Parcel Value				1,132,300
				Valuation Method				C
				Total Appraised Parcel Value				1,132,300

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-21-22	09-14-2021	MN	Maintenance	11,995		100	10-18-2021	Windows and doors. 2 Windows	02-07-2023	SJT	0		00	Measure & Listed
2016-178	05-25-2016	BP	Bldg Permit	23,407		100		18 PANEL ROOF TOP MOUNTE	11-04-2020	SJT	10		20	Field Review
27	03-19-2012	MN	Maintenance	10,500		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
99	06-24-2010	MN	Maintenance	1,820		100		4 BASEMENT WINDOWS	01-08-2008	BSB		1	00	Measure & Listed
49	05-29-2008	MS	Miscellaneous	2,206		100		CASEMENT WINDOW 3'						

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		V125,TP95	1.1875	13.94	557,400
1	1010	Single Family	RC	Residual	0.220 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	10,300
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			567,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1986	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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	Net Other Adj		710,282
Interior Floor 2			Replace Cost		37,830
Heat Fuel	03	Gas	Year Built		1960
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	06	Partial	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	1		Cns Sect Rcnd		553,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	336		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1986		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
SLR	Solar Panels	L	18	1050.00	2016	E	100	B	1.50	0
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,986	1,986	1,986	177.22	351,951
BSM	Basement	0	1,986	397	35.43	70,355
DCK	Deck	0	406	41	17.90	7,266
FEP	Finished Enclosed Porch	0	168	101	106.54	17,899
FGR	Garage	0	529	212	71.02	37,570
FUS	Finished Upper Story	1,241	1,241	1,241	177.22	219,925
PTO	Patio	0	602	30	8.83	5,316
Ttl Gross Liv / Lease Area		3,227	6,918	4,008		710,282

