

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGRATH JARED E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
CONNOLLY COLLEEN E			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	400,100	400,100
51 ISLAND CREEK RD		SUPPLEMENTAL DATA			RES LAND	1010	484,000	484,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2196 Total Acres 1.228 Chapter Lan GIS ID F_871105_2834972			Cyclical 6 Exemption W District Res Exem Assoc Pid#				
							Total	884,100	884,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCGRATH JARED E	LCC	132231	06-28-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MCGRATH JARED E	LCC	132208	06-24-2021	Q	I	975,000	00	2023	1010	316,300	2022	1010	271,100
ARMSTRONG DAVID J	LCC	103788	07-30-2003	Q	I	513,750	00		1010	519,400		1010	330,000
												1010	1,100
								Total	835,700	Total	602,200	Total	567,100

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
		Total	0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	400,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	484,000
Special Land Value	0
Total Appraised Parcel Value	884,100
Valuation Method	C
Total Appraised Parcel Value	884,100

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-21-231	05-18-2021	MN	Maintenance	9,450		100		Firebox rebuild & liner install.	12-13-2021	SJD	9		01	Measure - No Entry
									11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									03-12-2008	BSB			01	Measure - No Entry

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	0.310	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0069	1.08	14,600	
Total Card Land Units					1.23	AC	Parcel Total Land Area					1.23	Total Land Value			484,000

