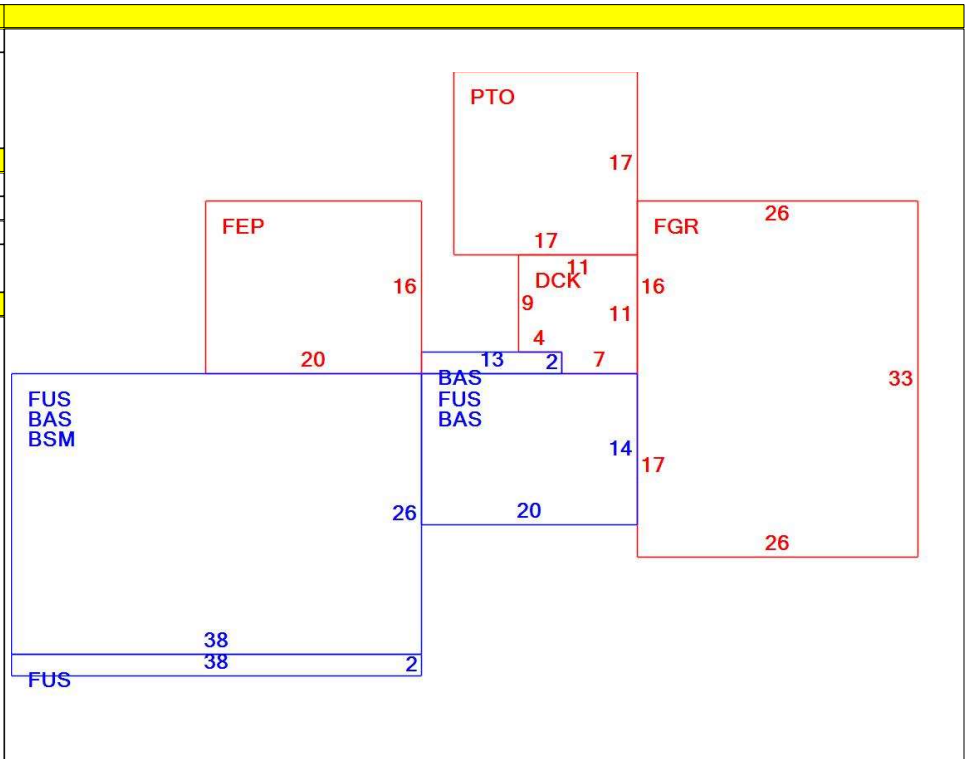


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MCGARRY STEVEN P MCGARRY STEPHANIE A 64 WINSLOW RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
SUPPLEMENTAL DATA						RESIDENTL	1010	617,000	617,000							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2636 Total Acres .928 Chapter Lan GIS ID F_872064_2835124						RES LAND	1010	469,900	469,900							
						Total		1,086,900	1,086,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGARRY STEVEN P DESROCHES DAVID J SCHROEDER JAMES E MOORE RONALD E		LCC 128948 LCC 114397 LCC 105182 LCC 76518	08-12-2019 03-05-2010 04-15-2004 04-20-1993	Q Q U Q	I I I I	745,000 675,000 730,000 217,000	00 00 1 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	470,800	2022	1010	431,200	2021	1010	375,200
									1010	504,300		1010	320,400		1010	311,300
								Total		975,100	Total		751,600	Total		686,500
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								
0060																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
QPO-21-53	03-26-2021	MN	Maintenance	5,200		100		Insulation & Weatherization	06-09-2020	SJT	5		20	Field Review		
BP-19-314	08-25-2019	RM		40,000	06-09-2020	100	01-27-2020	MASTER BATH, OPEN ENTRAN	05-07-2020	SJD	9		20	Field Review		
13407	09-14-1994	RM	Remodel		09-27-1995	100		WOOD STOVE FAM RM,KT	03-27-2014	JLF	0	1	00	Measure & Listed		
13073	01-12-1994	AD	Addition	12,000	03-27-2014	100		REP STEPS ADD SHED	04-12-2013	VGS			20	Field Review		
									04-26-2008	BSB		1	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			11.74	469,400	
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.15	500	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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	Net Other Adj		764,454
Interior Floor 2	14	Carpet	Replace Cost		47,360
Heat Fuel	03	Gas	Year Built		811,813
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	5		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		617,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	500		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	988		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	1,294	1,294	1,294	225.10	291,285
BSM	Basement	0	988	198	45.11	44,571
DCK	Deck	0	113	11	21.91	2,476
FEP	Finished Enclosed Porch	0	320	192	135.06	43,220
FGR	Garage	0	858	343	89.99	77,211
FUS	Finished Upper Story	1,344	1,344	1,344	225.10	302,540
PTO	Patio	0	289	14	10.90	3,151
Ttl Gross Liv / Lease Area		2,638	5,206	3,396		764,454

